MEETING AGENDA



On June 26, 2020, Governor Pritzker entered the latest in a string of emergency declarations related to the COVID-19 pandemic. In light of that declaration, and consistent with various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, this meeting will be conducted electronically. The meeting will still be broadcast live on Channel 6 and the Village website.

Public comments are welcome on any topic related to the business of the Plan Commission at Regular and Special Meetings. For public comment procedures for this electronic meeting, please see the bottom of this agenda.

SPECIAL MEETING OF THE PLAN COMMISSION Wednesday, September 9, 2020 6:30 P.M.

Note: Due to the ongoing public health emergency, this meeting is being conducted electronically. Memorial Hall remains closed to the public, and no physical public access to the meeting site will be available. See the bottom of this agenda and the Village website on how to participate electronically in this Meeting. A live audio stream of the meeting will be available to the public via Channel 6 or on the Village website (Tentative & Subject to Change)

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT (On Non-Agenda Items)

4. MINUTES – August 12, 2020, Plan Commission Meeting

5. SIGN PERMIT REVIEW

- a) Case A-18-2020 24 Chicago Ave. Unit B Cryoeffect 1 New Illuminated Wall Sign
- b) Case A-21-2020 108 S. Washington St. County Line Properties 1 New Wall Sign Replacement

6. PUBLIC MEETING

- a) Case A-07-2020 820 N. County Line Rd. Tentative Plat of Subdivision Request to subdivide 1 Residential Lot to 2 Conforming Residential Lots in the R-4 Single Family Residential District.
- **b)** Case A-23-2020 16 E. 1st Street Nabuki Exterior Appearance Review to renovate front façade for restaurant expansion in the B-2 Central Business District.

7. PUBLIC HEARING

a) Case A-40-2019 – Ryan Companies, US Inc. –*To Close the Public Hearing, the applicant has withdrew the application (letter dated 08.27.20)* for a Map Amendment, Text Amendment and Planned Development Concept Plan to develop 16.8 Acre "IBLP" Site at 707 W. Ogden Ave (Northwest corner of W. Ogden Ave. and Adams St.) for a New 3-story, 330,000 SF, 245-unit Senior and Assisted Living Development and 9 single story

duplex villas for Independent Living Seniors. (*continued from the June 10, June 24, July 8 and August 12 Plan Commission meetings*)

- b) Case A-22-2020 222 E. Ogden Avenue Lakeside Bank *To reschedule the Public Hearing to October 14, 2020, as requested by the applicant (letter dated 09.04.20)* Special Use Permit and Exterior Appearance and Site Plan for a new 2-story tall Lakeside Bank with 2 drive-thru lanes in the B-3 General Business District.
- c) Case A-20-2020 McNaughton Development Planned Development Concept Plan, Special Use Permit and Exterior Appearance/Site Plan to develop 20.9 acres (of 37.1 acre site) at 4S010 Madison Street (North of Ogden Ave. and East of Adams St.) for a 46 Single Family Detached Home Planned Development in the R-2 Single Family Residential District. (For up-to-date received public comments, please visit: <u>https://rb.gy/wobjpi</u>)

8. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Plan Commission at Regular and Special Meetings when received by email or in writing by the Village Clerk prior to 4:30 p.m. on the day of the meeting. Emailed comments may be sent to Village Clerk Christine Bruton at <u>cbruton@villageofhinsdale.org</u>. Written comments may be submitted to the attention of the Village Clerk at 19 E. Chicago Avenue, Hinsdale, Illinois 60521. Please include a subject line indicating to which matter your written or emailed comments pertain.

While emailed or written comments or testimony are strongly encouraged, public testimony, comments or cross-examination may also be made by persons who have pre-registered with the Village. Persons may pre-register to provide live public testimony, comments or to cross-exam witnesses by emailing Village Clerk Christine Bruton at <u>cbruton@villageofhinsdale.org</u> prior to 4:30 p.m. on the day of the hearing. Please use the subject line "Pre-Registration" and specify the matter on which you would like to speak when sending your email. Persons who have pre-registered may then phone into the meeting to join the Zoom meeting following the instructions below.

It is recommended that guests join by computer or mobile device for the best experience. Computer and mobile device users may join a meeting by using the free Zoom app.

Join from a computer simply click on this link: <u>https://rb.gy/03xf7l</u>

Join from a mobile device simply click on this link: <u>https://rb.gy/03xf71</u> Or join the ZOOM meeting by phone:

Dial(for higher quality, dial a number based on your current location): +1 312 626 6799 Webinar ID: 997 7811 4581 Password: 668876

Persons who have pre-registered to provide live testimony, comments or cross-examination on a matter will be called on in the order in which they registered during the portion of the hearing reserved for such public testimony, comments or cross-examination.

All members of the public are requested to keep their written comments or testimony to three pages or less, and speakers are requested to keep their live comments or testimony to five minutes or less. Submissions or comments exceeding those limits may, if time allows and at the discretion of the Chairperson, be presented after all others have had an opportunity to testify, comment or have their comments read.

If you have questions regarding communication to the Commission during the meeting, please contact Village Planner, Chan at 630.789.7035.

Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Web Site: www.villageofhinsdale.org

MINUTES VILLAGE OF HINSDALE PLAN COMMISSION August 12, 2020 MEMORIAL HALL 6:30 P.M.

Plan Commission Chair Cashman called the meeting to order at 6:30 p.m., Wednesday, August 12, 2020, conducted electronically, with a live audio stream of the meeting available to the public via Channel 6 and on the Village website

PRESENT:	Steve Cashman, Michelle Fisher, Julie Crnovich, Jim Krillenberger, Anna Fiascone, and Gerald Jablonski
ABSENT:	Troy Unell and Mark Willobee
ALSO PRESENT:	Chan Yu, Village Planner and applicant for case A-40-2019

Public Comment

Chairman Cashman asked if there were any comments not on the agenda by the public.

Mr. Dirk Landis requested to speak regarding Ryan Companies, Case A-40-2019, but decided to wait for the public hearing next month so that his comments are recorded as part of the public record.

<u>Approval of Minutes – July 8, 2020</u>

With no questions or comments, the Plan Commission (PC) unanimously approved the July 8, 2020, minutes, as submitted, 6-0, (2 absent) subject to removing the word "unanimous" for the Findings and Recommendations for Case A-14-2020 to reflect the 7 to 1 vote.

<u>Public Hearing</u> - Case A-40-2019 – Ryan Companies, US Inc. –*To Continue the Public Hearing* for a Map Amendment, Text Amendment and Planned Development Concept Plan to develop 16.8 Acre "IBLP" Site at 707 W. Ogden Ave (Northwest corner of W. Ogden Ave. and Adams St.) for a New 3-story, 330,000 SF, 245-unit Senior and Assisted Living Development and 9 single story duplex villas for Independent Living Seniors. (*continued from the June 10, June 24 and July 8 Plan Commission meetings*)

Chairman Cashman reviewed that this application was continued from the June 10, June 24, and July 8, 2020, Plan Commission meetings, and that the Village received a letter from Mr. David Erickson, Ryan Companies, requesting to continue the public hearing after hosting a neighborhood meeting at the Community House to review the comments. Chairman Cashman stated that the PC does not want to continue the public hearing for the same meeting as the McNaughton (Case A-20-2020) application. To this end, the plan is to continue the public hearing for the October 14, 2020, PC meeting, but reschedule it at the next meeting for a special PC meeting in September.

Mr. David Erickson stated that they have received feedback by phone calls and emails, and hosted a neighborhood meeting at the Community House, with 34 participants. Accordingly, the main reason for the

Plan Commission Minutes August 12, 2020

request to continue the application is to continue the community engagement and adjust the plan the best that they can.

The PC **unanimously continued the public hearing for Case A-40-2019**, 6-0, (2 absent) to the October 14, 2020, Plan Commission meeting.

<u>Schedule of Public Hearing</u> - Case A-22-2020 – 222 E. Ogden Avenue - Lakeside Bank – Special Use Permit and Exterior Appearance and Site Plan for a new 2-story tall Lakeside Bank with 2 drive-thru lanes in the B-3 General Business District.

The PC **unanimously scheduled the public hearing for Case A-22-2020**, 6-0, (2 absent) for the September 9, 2020, Plan Commission meeting at 6:30 PM.

Adjournment

The meeting was adjourned at 6:40 p.m. after a unanimous vote. Respectfully Submitted by Chan Yu, Village Planner



MEMORANDUM

DATE:	September 9, 2020
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	24 Chicago Avenue, Unit B – Cryoeffect– New Illuminated Wall Sign - Case A-18-2020

Summary

The Village of Hinsdale has received a sign application from Sign Central, on behalf of Cryoeffect, requesting approval to install a new illuminated wall sign at 24 Chicago Avenue, unit B, within the Historic Downtown District in the B-1 Community Business District.

At the September 2, 2020, Historic Preservation Commission (HPC) meeting, the HPC unanimously recommended approval for the request, 6-0, with the condition that the wall sign features a single color, white, as opposed to the proposed 3 colors.

Request and Analysis

The requested wall sign will feature aluminum channel letters, acrylic face and internally illuminated by white LEDs. The featured colors of the wall sign include light blue, light green and white text. The proposed sign is 3' tall and 12'-6" wide for an area of 37.5 SF.

The former business Freeze Fix, and next door tenant, Elysian Nail Spa wall signs are 2' tall and 8' wide for an area of 16 SF each. The maximum allowable area for wall signage is based on 5 percent of the square footage of the wall for the multi-tenant building (1,300 SF) and is 65 SF. The proposed 37.5 SF Cryoeffect wall sign and 16 SF Elysian Nail Spa combine for an area of 53.5 SF and is Code compliant.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the Plan Commission (PC) and does not require public notification. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.



MEMORANDUM

2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.

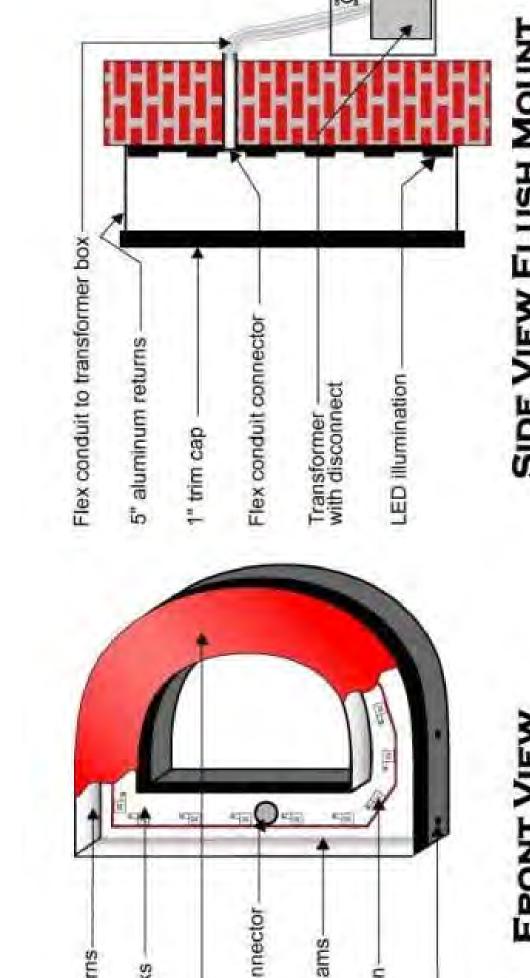
3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.

4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

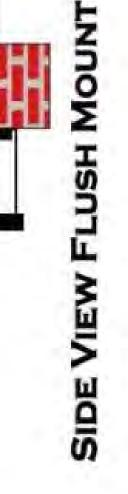
Attachments:

- Attachment 1 Sign Application and Exhibits
- Attachment 2 Village of Hinsdale Zoning Map and Project Location
- Attachment 3 Street View of 24 Chicago Avenue













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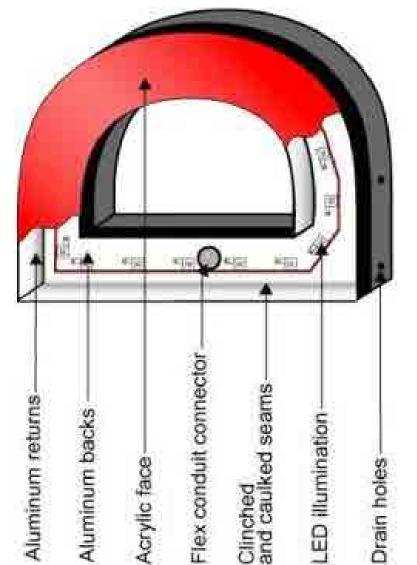
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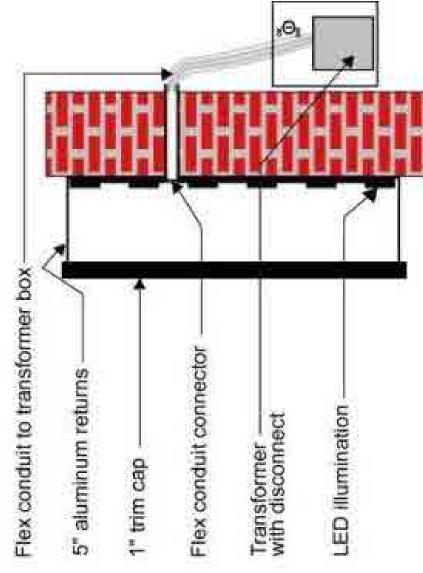
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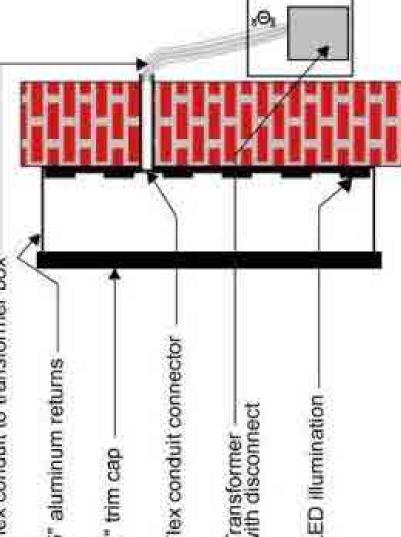
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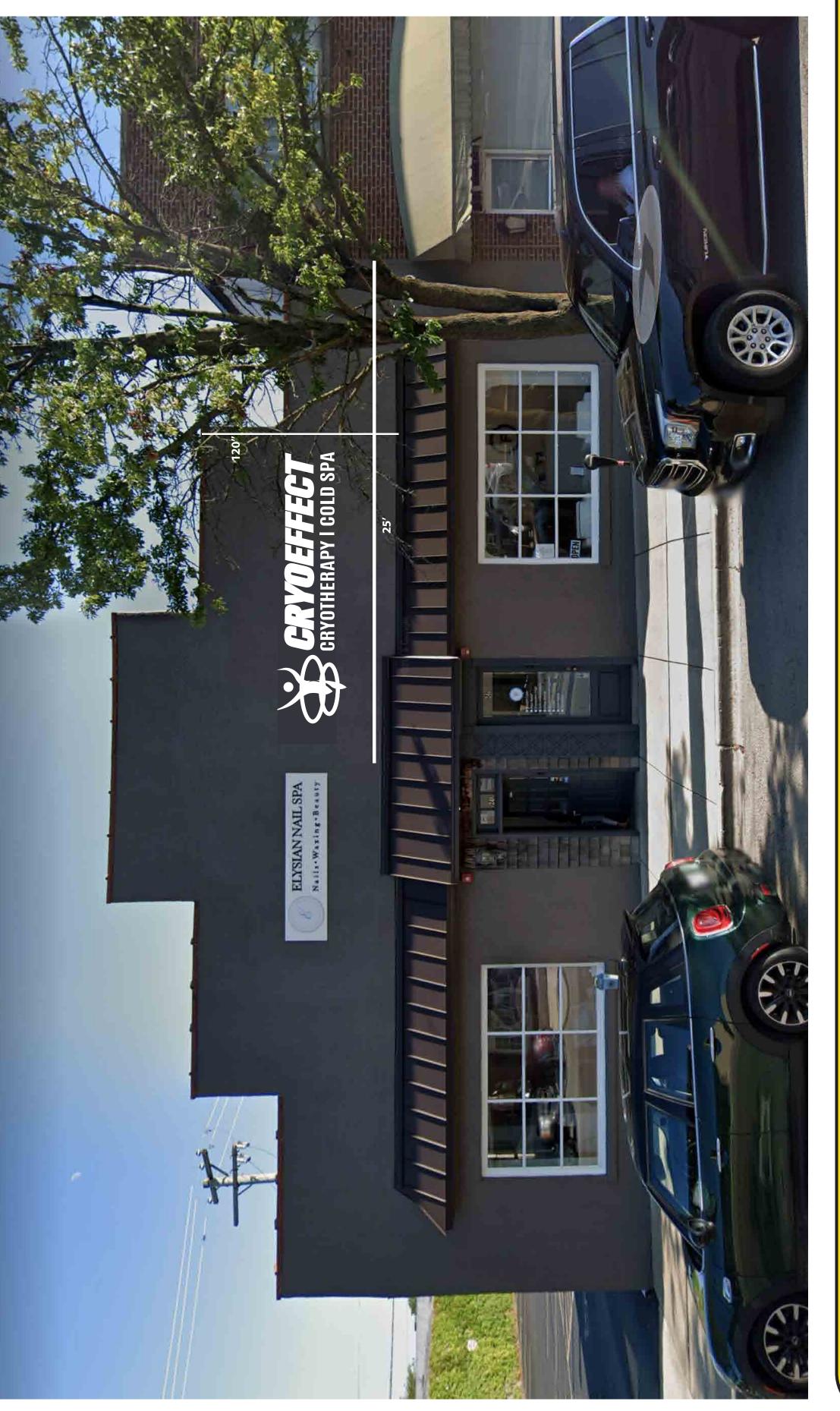
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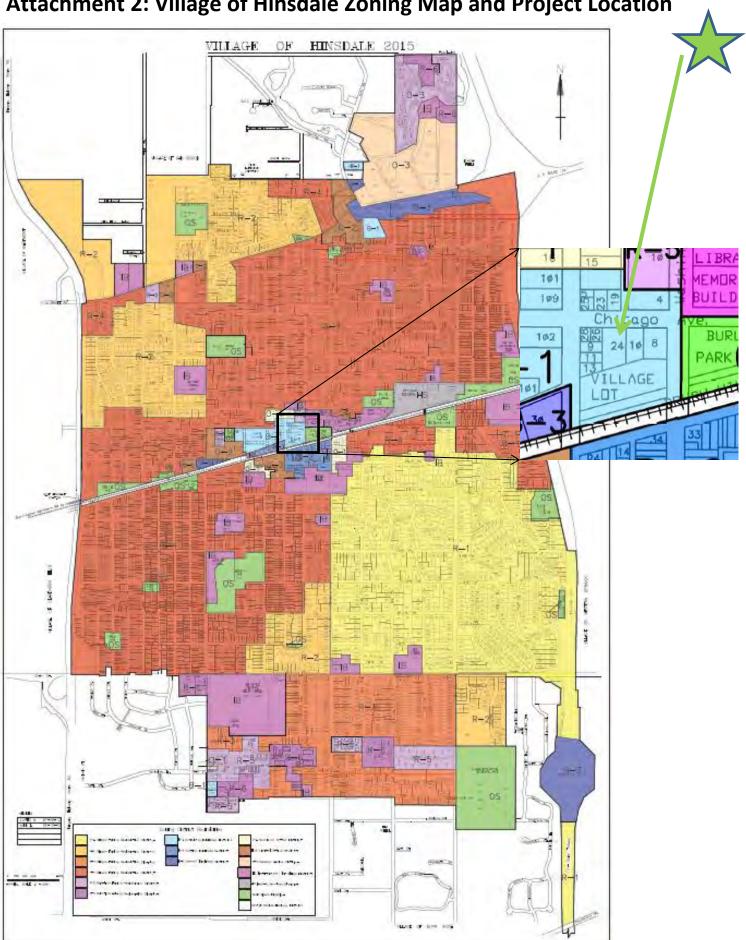
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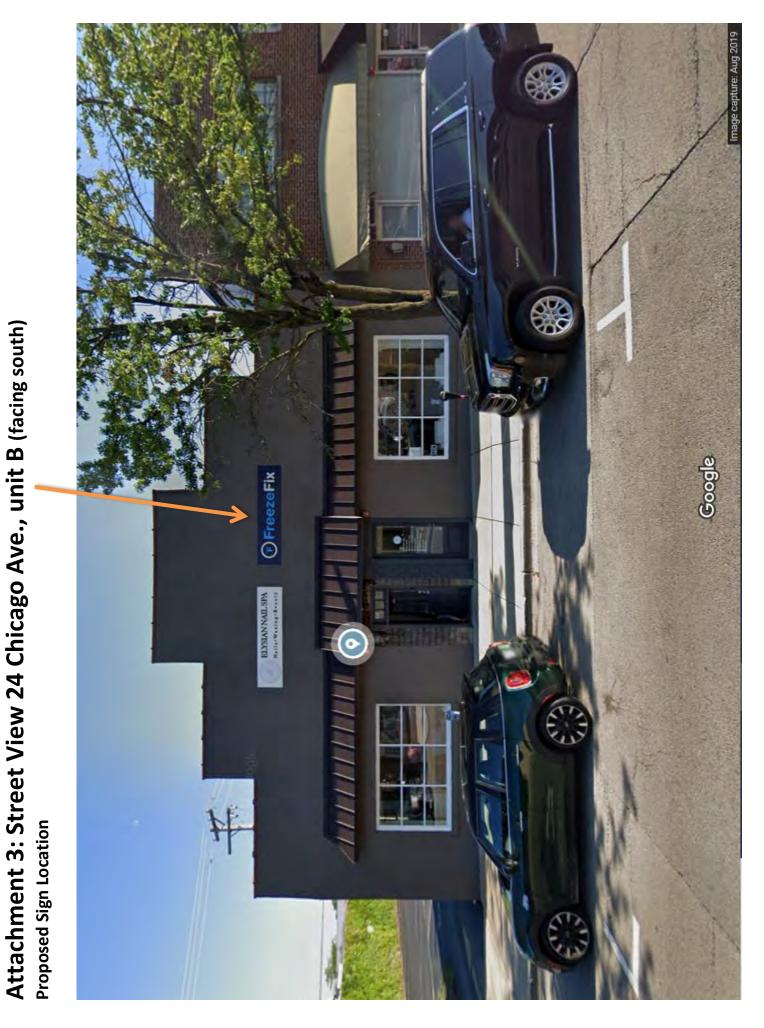


VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor
Name: $\underline{CPYDEPFGCT}$ Address: $\underline{2413}$ CHICAGO AVE City/Zip: $\underline{H7NSDAE}$ 60521 Phone/Fax: ()/ E-Mail: Contact Name: \underline{AJAY}	Name: <u>SIGN CONTRAL</u> Address: <u>34039 N. HANNES VILL</u> City/Zip: <u>ROUND LAKE IL</u> Phone/Fax: <u>EMP 543 17600</u> E-Mail: <u>Jack Bigncentral</u> . C. Contact Name: <u>JACK BUTTA CAN</u> O
ADDRESS OF SIGN LOCATION: ZONING DISTRICT: Please Select One SIGN TYPE: Please Select One LUUMI ILLUMINATION Please Select One	WATTON CHANNEL LETTING WITH LED
Sign Information: Overall Size (Square Feet): 37.5 ($3' \times 12'/3$) Overall Height from Grade: $14'$ Ft. Proposed Colors (Maximum of Three Colors): 0 0 0	Site Information: Lot/Street Frontage: Building/Tenant Frontage: Size of Sign Information: Business Name: CRYOBPFECT Size of Sign: 37 ^{1/2} Square Feet Business Name: Size of Sign: Size of Sign: Size of Sign: Size of Sign:
Signature of Applicant Date	Ces. 5-18-2020 ATTACHOS ENIAL WTHIS LINE



Attachment 2: Village of Hinsdale Zoning Map and Project Location





MEMORANDUM

DATE:	September 9, 2020
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	108 S. Washington St. – County Line Properties – Reface Existing Wall Sign Case A-21-2020

Summary

The Village of Hinsdale has received a sign application from Sign Identity on behalf of County Line Properties to reface an existing wall sign at 108 S. Washington Street in the B-2 Central Business District and within the Historic Downtown District.

At the September 2, 2020, Historic Preservation Commission (HPC) meeting, with no concerns by the HPC, unanimously recommended approval of the sign application, as submitted, 5-0, 1 abstained.

Request and Analysis

The requested wall sign features dark grey and green text and green tree logo on a white background. The proposed dimensions are 3"-4" tall and 6'-7" long for an area of 21.94 SF. The proposed wall sign appears similar to the existing wall sign and comparable in size of 20.5 SF. The material of the proposed sign is an aluminum composite made from 2 pre-painted layers that are bonded.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the Plan Commission (PC) and does not require public notification. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.

2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.



MEMORANDUM

3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.

4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

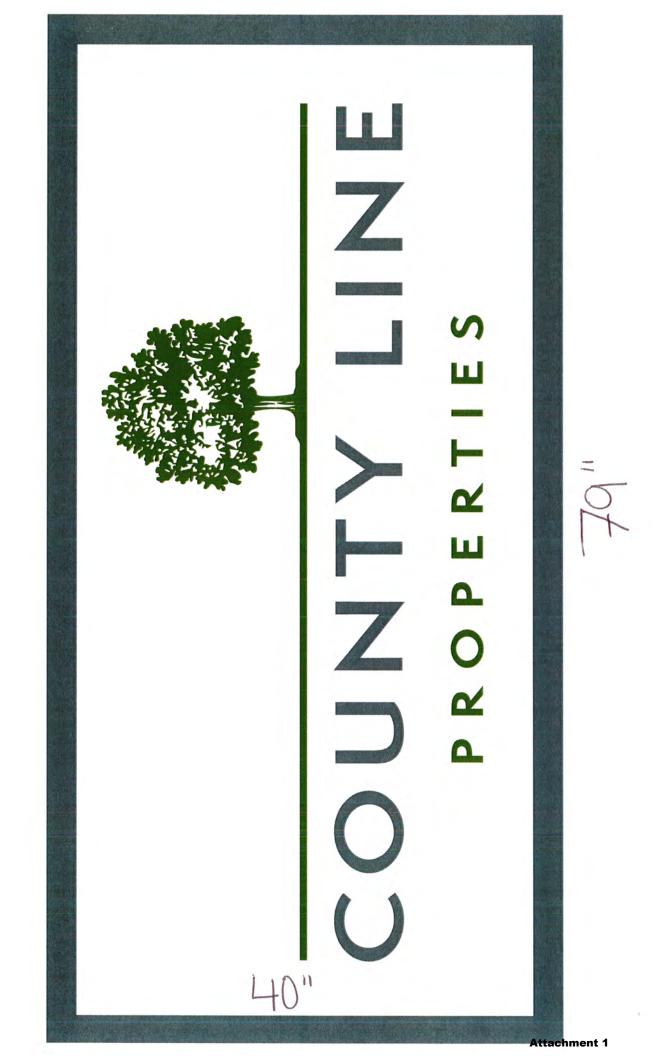
Attachment 3 - Street View of 108 S. Washington Street

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VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

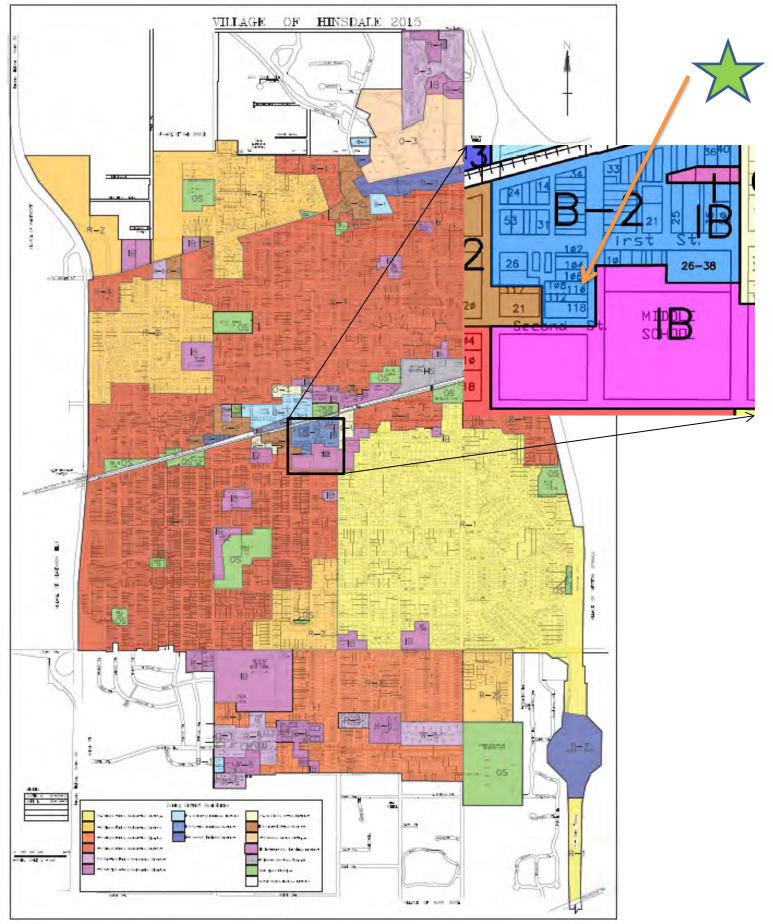
Name: County Line Properties Address: 108 South Washington St. City/Zip: Hinsdale/60521 Phone/Fax: (50) 789-3030 / 630-789-4595 E-Mail: jack.brennan@clphomes.com Contact Name: Jack Brennan ADDRESS OF SIGN LOCATION: 108 South Washington Steet, Hinsdale ZONING DISTRICT: B-2 Central Business District Image: Sign Information: Sign Information: Image: Sign Information: Image: Sign Information: Overall Size (Square Feet): 21.95 (79" x 40") Ot/Street Frontage: 21 Feet Building/Tenant Frontage: 21 Feet Building/Tenant Frontage: 21 Feet Business Name: County Line Properties Size of Sign: 20.5 Square Feet Business Name: Tree Business Name: Tree Size of Sign: 1.125 Square Feet Business Name: Size of Sign: Pantone Warm White 06/29/2020		
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City/Zip: Hinsdale/60521 Phone/Fax: (30) 789-3030 /630-789-4595 E-Mail: jack.brennan@clphomes.com Contact Name: Jack Brennan Contact Name: Steve Peterson Overall Size (Square Feet): 21.95 (79" x 40") Overall Height from Grade: 10 Ft. <		
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Phone/Fax: (****) 789-3030 / 630-789-4595 E-Mail: jack.brennan@clphomes.com E-Mail: steve@signidentity.com Contact Name: Jack Brennan Contact Name: Steve Peterson ADDRESS OF SIGN LOCATION: 108 South Washington Steet, Hinsdale ZONING DISTRICT: B-2 Central Business District • SIGN TYPE: Wall Sign • ILLUMINATION None • Sign Information: • Overall Size (Square Feet): 21.95 (79" x 40") • Overall Size (Square Feet): 21.95 (79" x 40") • Overall Height from Grade: 10 Ft. Proposed Colors (Maximum of Three Colors): • Pantone 2259 C · Warm Green • Pantone Warm White Size of Sign: 20.5 Square Feet Business Name: Tree Size of Sign: 20.5 Square Feet Business Name: Tree Size of Sign: 20.5 Square Feet Business Name: Tree Size of Sign: 20.5 Square Feet Business Name: Tree Size of Sign: 20.5 Square Feet Business Name: Tree Size of Sign: 20.5 Square Feet Business Name: Tree Size of Sign: 20.5 Square Feet Business Name: Mark 6/29/2020 Ob/29/2020 Date	City/Zip: Hinsdale/60521	
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Pantone 2259 C - Warm Green Size of Sign: 20.5 Square Feet Pantone Warm White Size of Sign: 1.125 Square Feet		
Pantone Warm White Business Name: Tree Size of Sign: 1.125 Square Feet Size of Sign: 1.125 Square Feet I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances. Image: Docusigned by: 06/29/2020 Signature of Applicant Date Docusigned by: 6/29/2020 Image: Docusigned by: 6/29/2020		Business Name: County Line Properties
I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances. Signature of Applicant 06/29/2020 Signature of Applicant Date Docusigned by: 6/29/2020 06/29/2020	Pantone 2259 C - Warm Green	Size of Sign: 20.5 Square Feet
I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances. Mu J Granne Signature of Applicant DocuSigned by: 06/29/2020 06/29/2020 06/29/2020	Pantone Warm White	Business Name: Tree
I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances. Mu J Granne Signature of Applicant DocuSigned by: 06/29/2020 06/29/2020 06/29/2020		Size of Sign: 1.125 Square Feet
and agree to comply with all Village of Hinsdale Ordinances. Mu J General 06/29/2020 Signature of Applicant Date Docusigned by: Gui Off 1 6/29/2020 06/29/200		
and agree to comply with all Village of Hinsdale Ordinances. Mu J General 06/29/2020 Signature of Applicant Date Docusigned by: Gui Of 1 6/29/2020 06/29/200	I hereby acknowledge that I have read this application and	the attached instruction sheet and state that it is correct
Signature of Applicant Date DocuSigned by: Dam O.A. 6/29/2020 06/29/20		
DocuSigned by: 6/29/2020 06/29/20	Ah. J (3) 06/2	9/2020
an 0/2 6/29/2020 06/29/20	Signature of Applicant Date	
		9/20
Signature 59 Bealding Owner Date		0/20
FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE	FOR OFFICE USE ONLY – DO NOT WRITE BELOV	W THIS LINE
Total square footage: $0 x $4.00 = 0$ (Minimum \$75.00)	Total square footage: $0 x $4.00 = 0$	(Minimum \$75.00)
Plan Commission Approval Date: Administrative Approval Date:	Plan Commission Approval Date: Admi	nistrative Approval Date:
runnistative Approval Date.		





Attachment 2: Village of Hinsdale Zoning Map and Project Location







Street View of 108 S. Washington St. (facing west) Attachment 3:



MEMORANDUM

DATE:	September 9, 2020
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	820 N. County Line Road – Tentative Plat of Subdivision in the R-4 Single Family Residential District Subdividing 1 Residential Lot into 2 Code Compliant Residential R-4 Lots Case A-07-2020

Request and Analysis

The Village of Hinsdale has received a request from John Stock III, attorney on behalf of the property owner, to subdivide a single 17,680.53 SF residential through lot into two (2) code compliant R-4 single family residential lots. The subject property is located at 820 N. County Line Road and has an existing one story brick and frame residence. Per the applicant, the house would remain and the new subdivided lot would remain vacant until sold.

The proposed subdivision would create 2 near equally sized lots, 8,842.53 SF for 820 N. County Line Road and 8,842.02 SF for the new vacant lot (exact address yet to be assigned). Per Section 3-110(I)(2), a through lot meeting this section is capable of being subdivided into 2 lots containing not less than 8,750 SF in the R-4 residential district (Attachment 6). The subject property is surrounded by the R-4 Single Family Residential District to the north, east, south and west.

Per Title 11-7-7 of the municipal code, the applicant may request, and the Plan Commission (PC) may, at its discretion, waive the below requirements for a tentative plat which it deems unnecessary or not pertinent to a particular subdivision. To this end, the applicant respectfully requests the PC waive the below (highlighted) letters: D, E, F, J, K, and L, for the proposed Zoning Code compliant residential subdivision in an established residential district:

- A. Title of proposed subdivision.
- B. Exact boundaries of property to be subdivided.
- C. Existing buildings, structures and improvements on the property together with and within fifty feet (50') thereof and a statement as to the proposed use or disposition thereof.
- D. Watercourses on or adjacent to the property.
- E. Contour lines or two foot (2') intervals.
- F. The name, width and location of existing roads or streets on, abutting or intersecting the property.



MEMORANDUM

- G. The name, width and location of new roads, streets or alleys proposed to be dedicated for public use and the width and location of utility easements existing or proposed for public use. Also, private streets and easements must be shown.
- H. The layout and dimensions of lots and blocks on the property.
- I. Proposed setback lines in accordance with applicable zoning laws.
- J. Name of owner or sponsor of the subdivision.
- K. Location, size and description of existing water and sewer facilities, sidewalks, curbs and pavements on or immediately adjacent to the property.
- L. Location and area of lands, other than public streets or alleys, proposed to be set aside for public use such as park areas and school sites. (2-3-76)
- M. Location of special management areas and riparian areas.
- N. Such other information or features that the Plan Commission may request. (3-17-92)

Community development and engineering staff have reviewed the application and has no concerns for the proposed tentative plat of subdivision request.

Process

Pursuant to the municipal code Title 11-1-7, on submission of a tentative plat, the PC shall approve or disapprove said plat within ninety (90) days of receipt thereof. If the tentative plat is not satisfactory in all details as presented, the PC may require the subdivider to make such corrections or changes as they may request before approval of said plat. Upon the approval of a tentative plat, such plat shall be forwarded to the Village Board for their approval or disapproval within thirty (30) days of receipt by said Board.

Attachments:

- Attachment 1 Exterior Appearance Application Request and Exhibits (packet)
- Attachment 2 Zoning Map and Project Location
- Attachment 3 Street View of 820 N. County Line Road
- Attachment 4 Street View of 8xx Jefferson Road (vacant lot)
- Attachment 5 Birds Eye View of 820 N. County Line Road
- Attachment 6 Zoning Code Section 3-110(I)(2)

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CERTIFICATE		STATE OF ILLINOIS
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NFICATE		I ALSO CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT NO
Y CLERK OF DU PAGE COUNTY, DELINQUENT GENERAL TAXES, PAID FORFEITED TAXES, NO , NO REDEEMABLE TAX SALES PLAT.		
DAY OF		STATE OF ILLINOIS STATE OF ILLINOIS SCOUNTY OF DU PAGE)
ÂÆ		I, a notary public in and for said county, in the state aforesaid, do hereby certify that is personally known to me is personally known to me instrument, and have appeared before me this day in person and acknowledged that they have signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth. Day of given under may and and notarial seal this day of given under my hand and notarial seal this
VILLAGE CLERK OF THE IFY THAT THE ANNEXED ULY APPROVED BY THE ELD ON THE NTNESS WHEREOF I OF HINSDALE, ILLINOIS. - NECESSARY) IS POSTED NTS.		R CC
		SURVEYOR'S CERTIFICATE
FICATE		STATE OF ILLINOIS) SS COUNTY OF DU PAGE) THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35–2551, UNDER THE DIRECTION OF THE OWNER, AS SHOWN HEREON, HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE FOLLOWING DESCRIBED
VILLAGE TREASURER OF THE THERE ARE NO DELINQUENT ESSMENTS OR ANY DEFERRED TIONED AGAINST THE TRACT AY OF		PROPERTY: LOT ONE (1) IN KENNETH C. BROWN'S RESUBDIVISION OF PART OF HINSDALE HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION ONE (1), TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF KENNETH C. BROWN'S RESUBDIVISION RECORDED AUGUST 20, 1947 AS DOCUMENT 527578 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 528461 IN DUPAGE COUNTY, ILLINOIS.
		I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, AND THAT THE MONUMENTS AND MARKERS WILL BE PLACED AS SHOWN HEREON UPON COMPLETION OF ALL EXCAVATION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND CORRECTED TO 68 DEGREES FAHRENHEIT, AND ANY BEARINGS SHOWN HEREON ARE FOR THE PURPOSES OF DESCRIPTION ONLY.
PMENT CERTIFICATE		I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE ALL REGULATIONS ENACTED BY THE VILLAGE COUNCIL RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT, AND THAT THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HINSDALE.
DEVELOPMENT, VILLAGE OF DAY OF		I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE. I FURTHER CERTIFY THAT NO PART OF THE ABOVE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD INSURACE RATE MAP, PANEL NO. 17043 C 0183 J EFFECTIVE DATE OF AUGUST 1, 2019 ZONE X. DATED AT CAROL STREAM, ILLINOIS, THIS 7th DAY OF July
		M. LICENSE EXPIRES NOVEMBER 30, 2020
Thereon with $\frac{\text{Date of }}{\text{Field work: } 08/15/19}$ work $08/15/19$ work: $08/15/19$ work: 1° = 20' content.	DTawn By: CMG Checked By: EAC Approved: ADC	PLAT OF SUBDIVISION 820 N. COUNTY LINE ROAD, HINSDALE DU PAGE COUNTY, ILLINOIS.
onstruction. Date: Date: 07/07/20 TABLE OF 07/21/20 REVISE BU 08/12/20 REVISE DU 08/12/20 REVISE LO	Revision: COMPLIANCE JILDING SETBACKS Pr	NN & McGRATH JRVEY, INC. Project # Stream, Illinois 60188
U9/U2/20 KEVISE LU THIS IS AN ELECTRONICALLY	Y TRANSMITTED DIGITAL REPRO	(630) 388-0416 (FAX) 633-7682 carradus_survey@yanoo.com DUCTION OF AN ORIGINAL SIGNED AND SEALED PRINTED PLAT.

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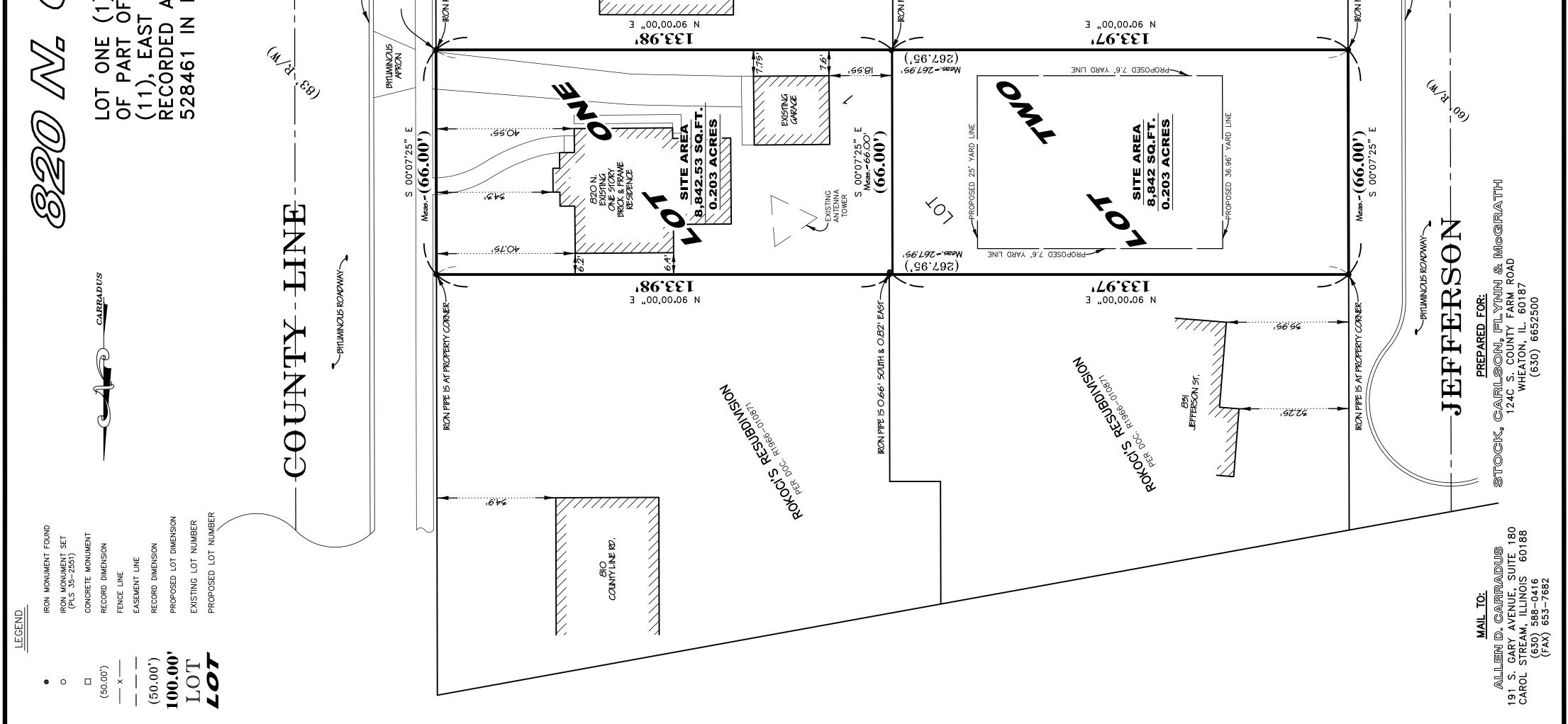
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 PART OF HINSDALE HIGHLANDS, BEING A
 (1), TOWNSHIP THIRTY EIGHT (38) NORTH,
 G TO THE PLAT OF KENNETH C. BROWN'S
 CERTIFICATE OF CORRECTION RECORDED A All distances shown hereon are in feet and decimal parts thereof corrected Distances shown along curved lines are Arc Measurements unless otherwise
 Compare the Legal Description, Building Lines, and Easements as shown hely your Deed, Title Insurance Policy or Title Commitment.
 Consult local authorities for additional setbacks and restrictions not shown
 Compare all survey points and report any discrepancies immediately.
 Consult utility companies and municipalities prior to the start of any const
 Dimensions to and along buildings are exterior foundation measurements. I, MILAGE OF HINSDALE, ILLINOIS, DO HEREBY CERTIFY PLAT WAS PRESENTED TO AND BY RESOLUTION DULI NILAGE OF HINSDALE, ILLINOIS AT ITS MEETING HELE DAY OF A.D. A.D. A.D. A.D. I FURTHER CERTIFY THAT THE REQUIRED BOND (IF N FOR THE COMPLETION OF THE PUBLIC IMPROVEMENTS VILLAGE PRESIDENT VILLAGE COLLECTOR COUNTY CLERK CERI I, COUNTY ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO NO UNPAID CURRENT GENERAL TAXES, NO UN DELIQUENT OR UNPAID SPECIAL ASSESSMENTS, AGAINST ANY OF THE LAND SHOWN ON THIS I DEPARTMENT OF COMMUNITY DEVELO I, VILLAGE OF HINSDALE, DO HEREBY CERTIFY THAT OR UNPAID CURRENT OR FORFEITED SPECIAL ASS INSTALLMENTS THEREOF THAT HAVE BEEN APPOR OF LAND INCLUDED IN THIS PLAT. COMMUNITY DEVELOPMENT D RECORDER OF DEED'S VILLAGE BOARD CERTIFIC COUNTY CLERK, DU PAGE COUNTY, ILLINOIS APPROVED BY THE DEPARTMENT OF COMMU HINSDALE, DU PAGE COUNTY, ILLINOIS, THIS A.D., _______ **WILLAGE COLLECTOR** GIVEN UNDER MY HAND AND SEAL THIS DEEDS Ъ OFFICE 0,CLOCK Dated at Hinsdale, Illinois, This A.D., ______ COUNTY RECORDER OF DEEDS COUNTY OF DU PAGE SS SS SS SS SIATE OF ILLINOIS COUNTY OF DU PAGE This instrument no. In the recorder of d Day of _______ STATE OF ILLINOIS COUNTY OF DU PAGE COUNTY OF DU PAGE) COUNTY OF DU PAGE) STATE OF ILLINOIS STATE OF ILLINOIS STATE OF ILLINOIS NOTES DU PAGE л, - ОF ОF ОF AT (1) IN KENNETH C. BROWN'S RESUBDIVISION OF POF THE NORTHEAST QUARTER OF SECTION ONE (1)
(1) OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING AUGUST 20, 1947 AS DOCUMENT 527578 AND CONDUPAGE COUNTY, ILLINOIS. **2 5 4 5 5 5** , i SUBMITTED FOR RECORDING BY: LAGE OF HINSDALE 19 E. CHICAGO AVENUE HINSDALE, ILLINOIS 60521 PLAT ₩IIL HINSORIE HIGHLANDS HINSOME HIGHLANDS 7777 ROAD 191.62 ST-REET 196'14 -IRON PIPE IS 0,09' NORTH & 0,19' EAST CONCRETE WALK BI5 JEPPERSON ST. IS AT PROPERIY CORNER RON ROD IS AT PROPERTY CORNE CONCRETE CURD & GUITER concrete curb & autter ₽ 814 COUNTY LINE . ____/ ,99'01 RON N 80.00,00° E **I33'88** n 80.00.00° E 133°677





VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Juanita Durkin

Address: 7642 S. 88th Ct.

City/Zip: Justice, IL 60458

Phone/Fax: (708) 359-1935

E-Mail: burf90@aol.com

Owner

Name: State Bank of Countryside Trust 06-2865

Address: 6734 Joliet Rd.

City/Zip: Countryside, IL 60525

Phone/Fax: (708) 485-3100

E-Mail: n/a

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name: John P. Stock III	Name:
Title: _attorney	Title:
Address: 124C S. County Farm Rd.	Address:
City/Zip: Wheaton, IL 60187	City/Zip:
Phone/Fax: (630) 665-2500 /	Phone/Fax: ()/
E-Mail: _ stock@scomlaw.com	E-Mail:

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)

1)	one	
2)		
3)		

2017 Version

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Attachment 1

II. SITE INFORMATION

Address of subject property: 820 N. County Line Rd.,	Hinsdale, Illino	is
Property identification number (P.I.N. or tax numb	er): <u>09</u> - <u>0</u>	1213008
Brief description of proposed project: _subdivide 1 th	nru lot into two e	equal lots with the residence lot facing
County Line Road and the back vacant lot facing Jefferson	Street	
General description or characteristics of the site:	single family re	sidence with adjoining vacant land
	-	
Surrounding zoning and existing land uses:		R-4 residential
Existing zoning and land use: <u>R-4 residential</u> Surrounding zoning and existing land uses: North: <u>R-4 residential</u> East: <u>R-4 residential</u>		R-4 residential R-4 residential

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

- Site Plan Approval 11-604
- Design Review Permit 11-605E
- □ Exterior Appearance 11-606E
- Special Use Permit 11-602E Special Use Requested: ______
- Map and Text Amendments 11-601E Amendment Requested: _____
- Planned Development 11-603E
- Development in the B-2 Central Business District Questionnaire

Page 5 of 8

Attachment 1

TABLE OF COMPLIANCE

Address of proposed request: <u>820 North County Line Road</u>

The following table is based on the R4 as amended per 3-110l(2) Zoning District.

[Minimum Cada	Luisting	Dranacad
	Minimum Code	Existing	Proposed
	Requirements	Development	Development
Lot Area	8750 sf	17,684.53 sf	8,842.53 sf
Lot Depth	100'	267.95'	133.98'
Lot Width	50'	66'	66'
Building Height	30'	Existing	Existing
Number of Stories	3	LESS THAN 3	LESS THAN 3
Front Yard Setback	Block average	34.3'	34.3'
Corner Side Yard Setback	Not applicable	Not applicable	Not applicable
Interior Side Yard Setback	6'	6.2'	6.2'
Rear Yard Setback	25'	180' +	47.35'
Maximum Floor Area Ratio	Lot area x 25%	17,684.53×24%	8,842.53 x 25% +
(F.A.R.)*	+ 1100 sf	+ 1200 =	1100 sf =3,310.63
		5444. 29 sf	sf max; 2020.0
		max; 2,020.0	existing
		existing	Ŭ
Maximum Total Building	Lot area x 25%	2,020.0 sf	2,020.0 sf
Coverage*		(11.42 %)	(22.84%)
Maximum Total Lot	Lot area x 60%	3,256.0 sf	3,256.0 sf
Coverage*		(18.41%)	(36.82%)
Parking Requirements	2 off street	2+	2+
Parking front yard setback	Block average	34.3'	34.3'
Parking corner side yard	Not applicable	Not applicable	Not applicable
setback			
Parking interior side yard	1.0'	8' +/-	
setback			7.75'
Parking rear yard setback	1.0'	150' +	18.41
Loading Requirements	Not applicable	Not applicable	Not applicable
Accessory Structure	Lot area x 10%	448.0 sf	448.0 sf
Information		(2.53%)	(5.07%)
	factore number of		

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance:

UPDATED: 07/07/20

Address of proposed request: 8** Jefferson Road (exact address yet to be assigned)

The following table is based on the <u>R4 as amended per 3-110I(2)</u> Zoning District.

	Minimum Code	Proposed
	Requirements	Development
	1 toqui officino	(empty lot)
Lot Area	8750 sf	8,842.02 sf
Lot Depth	100'	133.97'
Lot Width :	50'	66'
Building Height	30'	30'
Number of Stories	3	3
Front Yard Setback	Block average	36.96'
Corner Side Yard Setback	Not applicable	Not applicable
Interior Side Yard Setback	6'	7.6'
Rear Yard Setback	25'	25'
Maximum Floor Area Ratio	Lot area x 25%	8,842.02 x 25% +
(F.A.R.)*	+ 1100 sf	1100 sf =3,310.51
	1	sf max
Maximum Total Building	Lot area x 25%	2,210.51 sf max
Coverage*		
Maximum Total Lot	Lot area x 60%	5,305.21 sf max
Coverage*		
Parking Requirements	2 off street	2 off street
Parking front yard setback	Block average	36.96'
Parking corner side yard	Not applicable	Not applicable
setback		
Parking interior side yard	1.0'	1.0'
setback		
Parking rear yard setback	1.0'	1.0'
Loading Requirements	Not applicable	Not applicable
Accessory Structure	Lot area x 10%	884.20 sf max
Information		

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance:

UPDATED: 08/12/20

2

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
 - 1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 - 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 - 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - Location, size, and arrangement of all outdoor signs and lighting.
 - 5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
 - A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 - 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the <u>6</u><u>TH</u>, day of <u>MARCH</u>, 20<u>20</u>, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Signature of applicant or authorized agent

Juanita Durkin Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN to before me this CTA day of

2017 Version

SUSANM. HORNECK NOTARY PUELIC, STATE OF ILLINOIS MY COMMISSION EXFIRES AUG. 4, 2020

Page 7 of 8



COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 820 N. County Line Rd., Hinsdale IL 60521

REVIEW CRITERIA

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to subsection 11-605E Standards and considerations for design permit review.

PLEASE NOTE If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.

<u>FEES for Exterior Appearance/Site Plan Review:</u> Standard Application: \$600.00 Within 250 feet of a Single-Family Residential District: \$800

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

1. Open spaces. The quality of the open space between buildings and in setback spaces between street and facades.

The existing residential structures will remain the same; no future structure planned.

2. *Materials*. The quality of materials and their relationship to those in existing adjacent structures.

N/A

3. General design. The quality of the design in general and its relationship to the overall character of neighborhood.

N/A

4. General site development. The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

Will be the same or similar to the residence at 820 N. County Line Road. General site development will be the same or similar for the residence to be erected on the subdivided lot facing Jefferson as the adjacent properties and residences in the surrounding neighborhood

5. *Height*. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

N/A

6. *Proportion of front façade*. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

N/A

- 7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related. N/A
- 8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

N/A

- 9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related. N/A
- 10. *Rhythm of entrance porch and other projections*. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

N/A

11. *Relationship of materials and texture*. The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

N/A

- 2 -

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12. Roof shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

N/A

13. Walls of continuity. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

N/A

14. Scale of building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

N/A

15. Directional expression of front elevation. The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

N/A

16. Special consideration for existing buildings. For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

N/A

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining is the application <u>does not</u> meet the requirements for Site Plan Approval. Briefly describe how this application <u>will not</u> do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.

The request is to sub-divide an existing conforming lot of record into two conforming lots of record in the R-4 district.

- 2. The proposed site plan interferes with easements and rights-of-way. Not applicable
- 3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site. Not applicable
- The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
 Not applicable
- 5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.

Not applicable

- 6. The screening of the site does not provide adequate shielding from or for nearby uses. Not applicable
- 7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses. Not applicable
- 8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.

Not applicable

9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

Not applicable

- 4 -

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.

Not applicable

11. The proposed site plan does not provide for required public uses designated on the Official Map.

Not applicable

12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

Not applicable

11-1-7: TENTATIVE PLATS:

Except as modified by Sections 11-1-4 and 11-1-5 above, any owner of land within the corporate limits of the Village or within the review authority of the Plan Commission, set forth in section 10 of the Plan, wishing to divide or subdivide the same into lots (for the purpose of sale or assessment, or both) or wishing to dedicate streets, alleys or other lands for public use, shall first submit to the Plan Commission six (6) copies of a tentative plat of the proposed subdivision or dedication on a scale not less than one hundred feet to one inch (1"-100'). Said tentative plat shall show the following:

A. Title of proposed subdivision.

820 N. County Line Road

B. Exact boundaries of property to be subdivided.

267.95 ft. x 66 ft.

C. Existing buildings, structures and improvements on the property together with and within fifty feet (50') thereof and a statement as to the proposed use or disposition thereof.

Existing buildings, structures and improvements on the property shall remain as standing and shall continue to be used as a single family residence on the subdivided lot facing County Line Road.

D. Watercourses on or adjacent to the property.

N/A

E. Contour lines or two foot (2") intervals.

N/A

a. The name, width and location of existing roads or streets on, abutting or intersecting the property.

County Line Road will abutt the east side of the 820 County Line Road lot. Jefferson Street will abutt the west side of the subdivided through lot.

F. Than name, width and location of new roads, streets or alleys proposed to be dedicated for public use and the width and location of utility easements existing or proposed for public use. Also, private streets and easements must be shown.

N/A

G. The layout and dimensions of lots and blocks on the property.

The 2 subdivided lots will have the same dimensions and be of equal size as set forth on the Tentative Plat.

H. Proposed setback lines in accordance with applicable zoning laws.

Tentative plat and proposed sub-divided lots will comport with applicable zoning laws.

I. Name of owner or sponsor of the subdivision.

Juanita Durkin

J. Location, size and description of existing water and sewer facilities, sidewalks, curbs and pavements on or immediately adjacent to the property.

N/A

K. Location and area of lands, other than public streets or alleys, proposed to be set aside for public use such as park areas and school sites (2-3-76).

N/A '

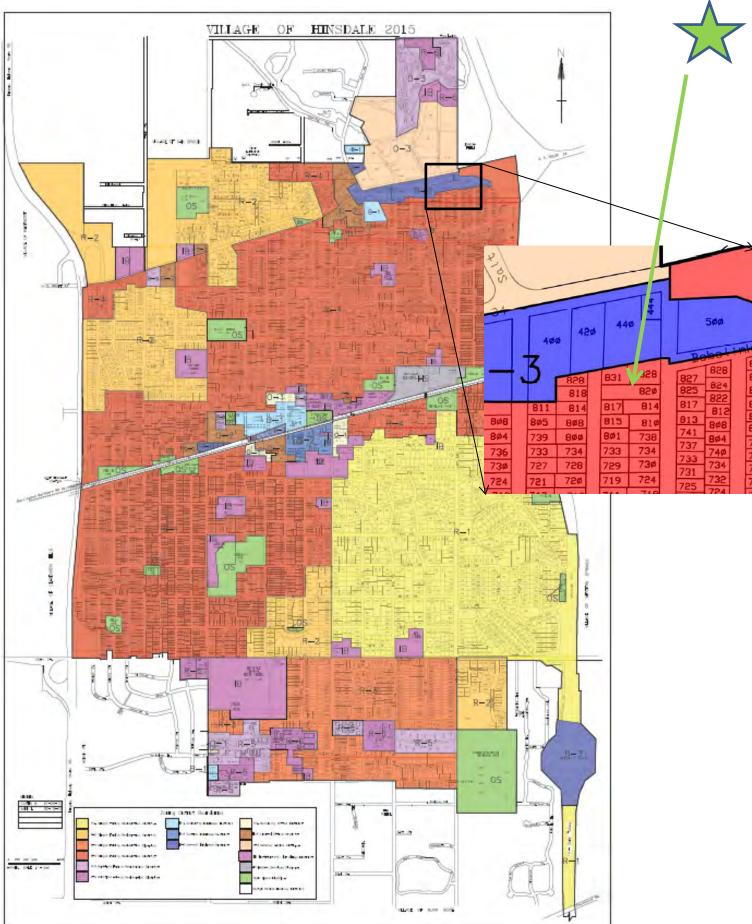
L. Location of special management areas and riparian areas.

N/A

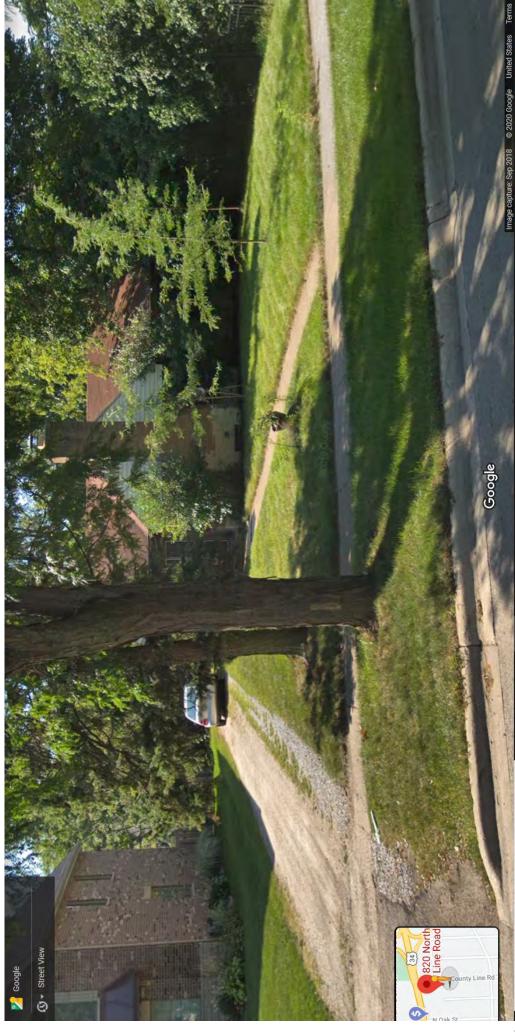
M. Such other information or features that the Plan Commission may request (3-17-92)

The Plan Commission may, at its own discretion, waive such of the above requirements for a tentative plat which it deems unnecessary or not pertinent to a particular subdivision or dedication.

Attachment 2: Village of Hinsdale Zoning Map and Project Location

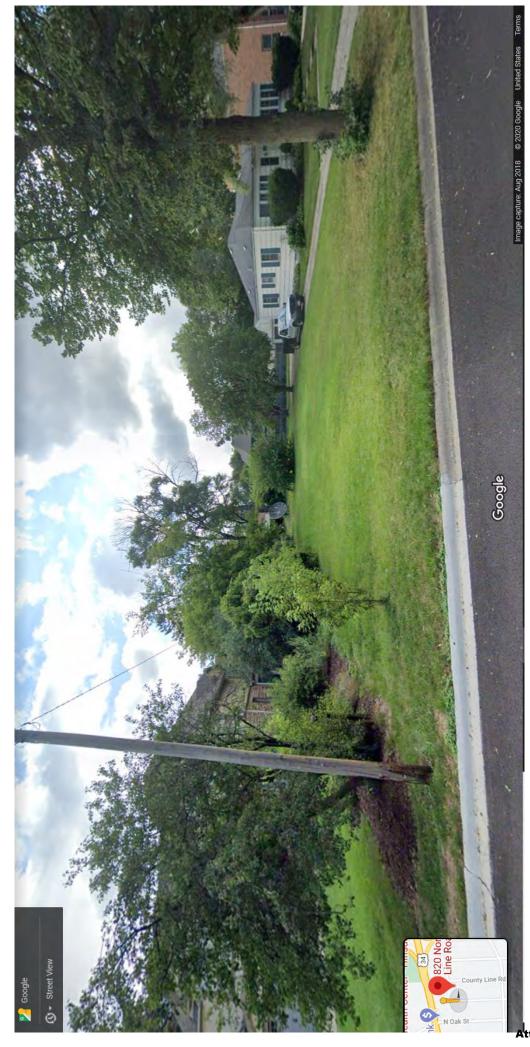




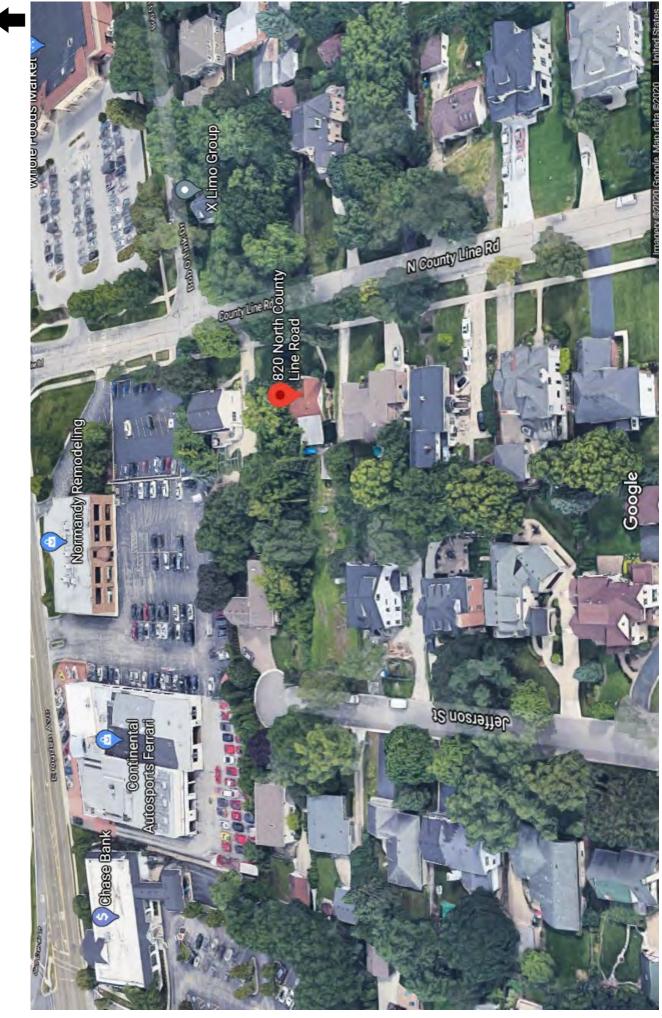


Attachment 3





Attachment 4



Attachment 5: Bird's-Eye View of 820 N. County Line Road

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Attachment 6

Section 3-110 (I)

- **2.** Exception For Through Lots: Any through lot that:
 - (a) Is a lot of record;
 - (b) Was platted prior to October 4, 1995;
 - (c) Was created by a plat or deed recorded at a time when the creation of a lot of such size, shape, depth, and width at such location would not have been prohibited by any ordinance or other regulation;
 - (d) Is the only through lot that is a lot of record within the block in which it is located;
 - (e) Is capable of being subdivided into two (2) lots, each containing not less than 87.5 percent of the required lot area for the zoning district in which it is located and each having a lot width and depth no less than those required pursuant to subsections 10-105A2(b) and A2(c) of this code;
 - (f) Is capable of being subdivided without creating any new, or increasing any existing, nonconformity with respect to any building located on such through lot; and
 - (g) Is not capable of being subdivided in conformance with all of the requirements of this code; may nevertheless be subdivided, but only into two (2) lots of substantially equal area. Each of the resulting lots shall be deemed to be a legal nonconforming lot of record subject to the requirements of section <u>10-105</u> of this code regarding nonconforming lots.



MEMORANDUM

DATE:	September 9, 2020
TO:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	16 E. 1 st Street – Exterior Appearance Review for various façade improvements to the existing building to expand the existing Nabuki restaurant at 18 E. 1 st Street. Case A-23-2020 – B-2 Central Business District

Request and Analysis

The Village of Hinsdale has received an Exterior Appearance review application from Barker/Nestor, Inc., architect on behalf of Peter Burdi, owner of the Nabuki restaurant, requesting approval to redevelop the storefront of an existing 1-story building at 16 E. 1st Street in the B-2 Central Business District. The proposed scope of work includes: replacing the existing entry with an aluminum storefront system, infill masonry knee wall, painting the masonry and installing a tile quoin to match Nabuki next door at 18 E. 1st Street.

Per the applicant, the new storefront and knee wall would match the existing design, proportions and detailing. The purpose of the façade redevelopment is for the existing Nabuki restaurant to expand into the space at 16 E. 1st Street (former retail store). To this end, Nabuki would occupy, (by tenant space) 16 to 22 E. 1st Street. The stone sill would be painted white and a black awning would be installed for continuity with the façade next door. The proposed work would not expand beyond the existing building envelope.

Process

Pursuant to Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for exterior appearance review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the exterior appearance and site plan based on the standards set forth in subsection F1 of this Section 11-604 and 11-606.

Attachments:

- Attachment 1 Exterior Appearance/Site Plan Application Request and Exhibits (packet)
- Attachment 2 Zoning Map and Project Location
- Attachment 3 Street View of 16 E. 1st Street



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Joel Yanong

Address: 1101 S. Robert Dr.

City/Zip: ____Mount Prospect, IL 60056

Phone/Fax: (847) 848 1343 /_____

E-Mail: 312) 907-9448

Owner

Name: Peter Burdi

Address: <u>18-20 E 1st St.</u>

City/Zip: _____Hinsdale, 60521

Phone/Fax: (312) 907-9448 /

E-Mail:

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name: <u>Kevin J. Barker</u>

Title: Architect

Address: 600 W Cermak Rd, #3C

City/Zip: ____Chicago/60616

Phone/Fax: (847) 763-1692 / 763-1697

E-Mail: _____jyanong@barkernestor.com

Name: Edward & Nancy McKeague

Title: Building Owner

Address: 42 S Bodin St.

City/Zip: Hinsdale, 60521.

Phone/Fax: (____) _____/____

E-Mail:

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)

II. SITE INFORMATION

•'

Address of subject property:16 E 1st Street				
Property identification number (P.I.N. or tax number): <u>09 - 12 - 130 - 005</u>				
Brief description of proposed project: Exterior renovation of existing F-Mercantile tenant space				
to A-2 Assembly space, including replacement of exterior storefront, infill masonry knee wall,				
painting of exis	ting masonry facade and installation of	f tile quoin t	to match existing adjacent quoin.	
General descrip	tion or characteristics of the site: Exis	sting Type II	II-B masonry building with F-Mercantile	
tenant, with main entry via existing raised brick sidewalk from the North, and existing service entry via				
existing alley to the South - no proposed changes.				
Existing zoning and land use: <u>B-2</u>				
Surrounding zoning and existing land				
uses: <u>North:</u>	B-2 Central Business District	South:	IB Institutional Buildings District	
East:	B-2 Central Business District	West:	B-2 Central Business District	
Proposed zoning and land use: <u>B-2 (no change)</u>				

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

Site Plan Approval 11-604	Map and Text Amendments 11-601E Amendment Requested:		
Design Review Permit 11-605E			
Exterior Appearance 11-606E	Planned Development 11-603E		
Special Use Permit 11-602E Special Use Requested:	 Development in the B-2 Central Business District Questionnaire 		

TABLE OF COMPLIANCE

Address of subject property: _____16 E 1st Street

The following table is based on the <u>B-2</u> Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	2,500	1,339 (exist.)	1,339 (no change)
Lot Depth	125' min.	64.30' (exist.)	64.30' (no change)
Lot Width	20' min.	20.83'	20.83' (no change)
Building Height	30' max.	15'	15' (no change)
Number of Stories	2 max.	1	1 (no change)
Front Yard Setback	0	0	0 (no change)
Corner Side Yard Setback	0	0	0 (no change)
Interior Side Yard Setback	0	0	0 (no change)
Rear Yard Setback	20'	14' (exist.)	14' (no change)
Maximum Floor Area Ratio (F.A.R.)*	2.5	1,004 s.f. / 0.75	0.75 (no change)
Maximum Total Building Coverage*	80%	1,004 s.f. / 75%	75% (no change)
Maximum Total Lot Coverage*	100%	1,004 s.f. / 75%	75% (no change)
Parking Requirements	n/a	Exist. street parking	Exist. street parking
Parking front yard setback	n/a		
Parking corner side yard setback	n/a		
Parking interior side yard setback	n/a		
Parking rear yard setback	n/a		
Loading Requirements	fina fi di na kan ni na di ka ka ka ka ka na na na na ka ka ka na na na di mili na ka ka ka ka na na na piyo 		
Accessory Structure Information	n/a		

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance:

All bulk, space, yard and parking conditions are existing with no proposed changes.

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
 - 1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 - 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 - 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - 4. Location, size, and arrangement of all outdoor signs and lighting.
 - 5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
 - 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 - 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 4ay of 4ay of 4ay, 2020, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

R

Name of applicant or authorized agent

Signature of applicant or authorized agent

<u>Ianena</u> Name of applicant or authorized agent

SUBSCRIBED AND SWORN to before me this dav of

Notary Public

"OFFICIAL SEAL" Jenna M. DiGiovanni Notary Public, State of Illingis My Commission Expires 12/02/2023

2017 Version

Page 7 of 8 Attachment 1



COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 16 E 1st Street

REVIEW CRITERIA

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.

PLEASE NOTE If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.

<u>FEES for Exterior Appearance/Site Plan Review:</u> Standard Application: \$600.00 Within 250 feet of a Single-Family Residential District: \$800

- Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.
 - 1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.

n/a

2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.

New storefront, kneewall and quoining construction will match existing adjacent tenant finishes in design specification and detailing.

3. *General design*. The quality of the design in general and its relationship to the overall character of neighborhood.

New storefront, kneewall and quoining construction will match existing adjacent tenant finishes in design specification and detailing.

4. *General site development*. The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

n/a

5. *Height*. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

n/a

6. *Proportion of front façade*. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

n/a

7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

New storefront and kneewall construction will match existing adjacent tenant proportions, design and detailing.

8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

The relationship of solids to voids in the storefront and kneewall design will match existing adjacent tenant proportions and rhythm.

9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.

n/a

10. *Rhythm of entrance porch and other projections*. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

n/a

11. *Relationship of materials and texture*. The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

New storefront, kneewall and quoining construction will match existing adjacent tenant finishes in materials and texture.

12. *Roof shapes*. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

n/a

13. *Walls of continuity*. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

n/a

14. Scale of building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

New storefront and kneewall construction will match windows of existing adjacent tenant facade in design and proportion.

15. *Directional expression of front elevation*. The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

New storefront and kneewall construction will match directional expression of existing adjacent tenant.

16. Special consideration for existing buildings. For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

New storefront, kneewall and quoining construction will match existing adjacent tenant finishes in design specification and detailing.

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining is the application <u>does not</u> meet the requirements for Site Plan Approval. Briefly describe how this application <u>will not</u> do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.

n/a

ı

11. The proposed site plan does not provide for required public uses designated on the Official Map.

n/a

12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

n/a

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.

n/a

2. The proposed site plan interferes with easements and rights-of-way.

n/a

3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.

n/a

4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.

n/a

5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.

n/a

6. The screening of the site does not provide adequate shielding from or for nearby uses.

n/a

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.

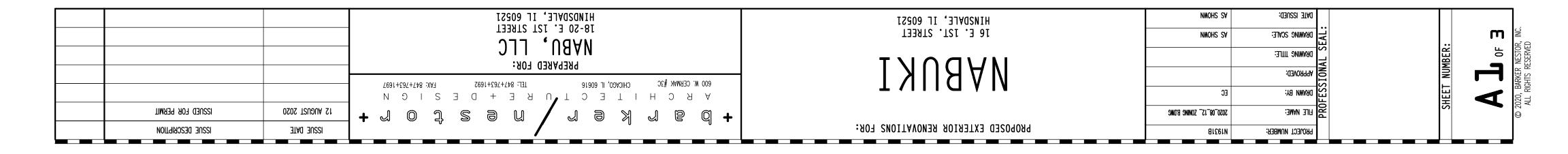
n/a

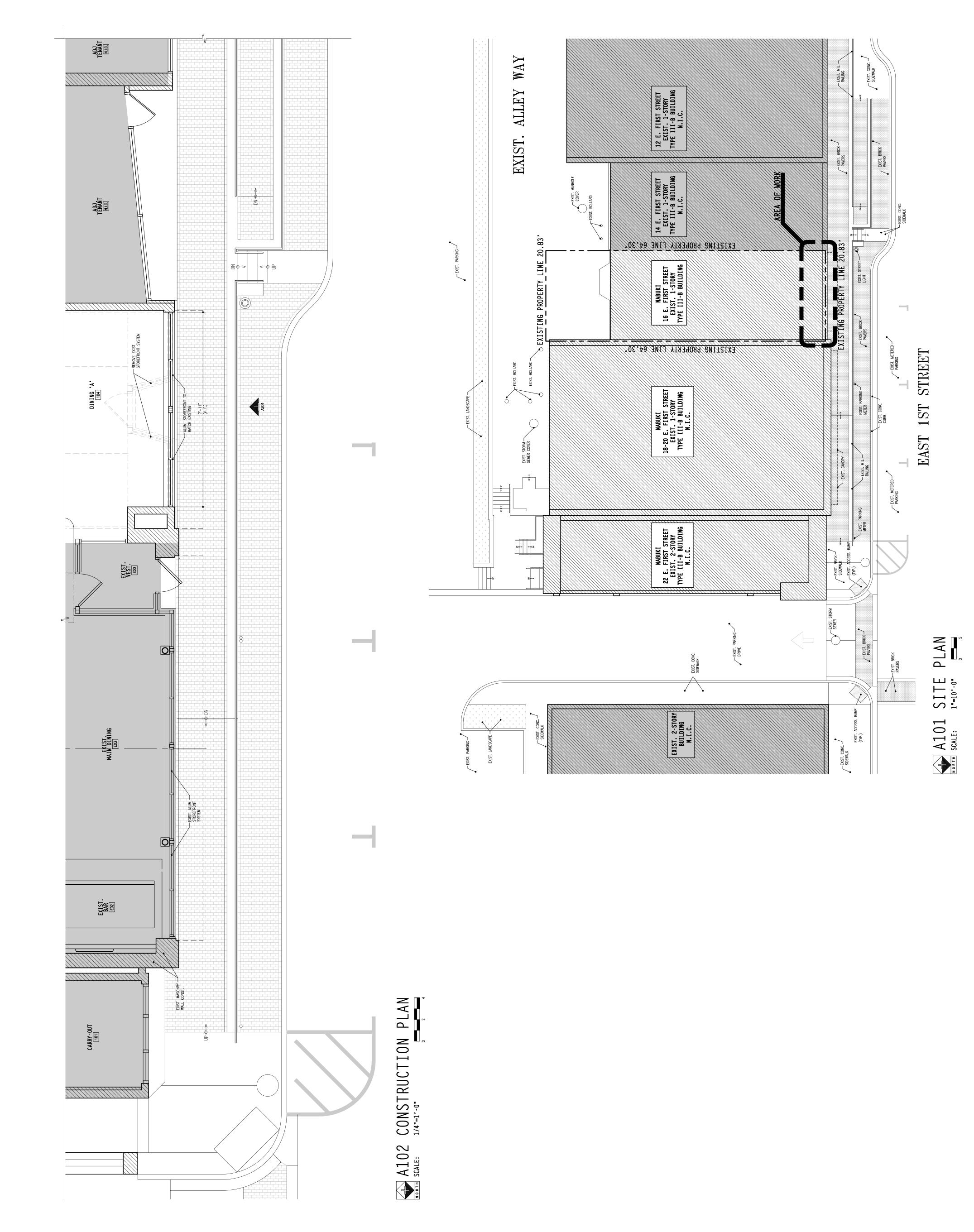
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.

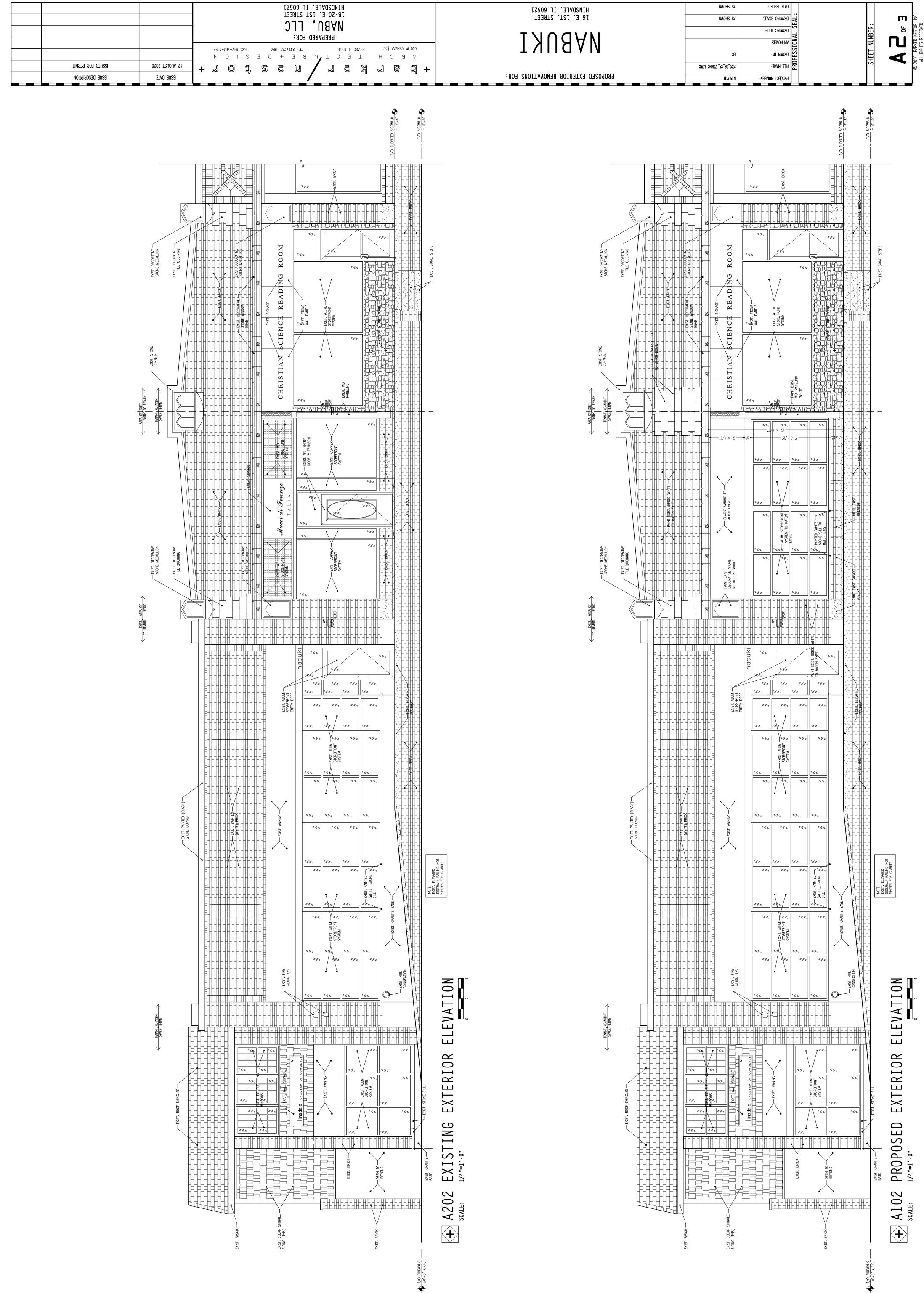
n/a

9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

n/a



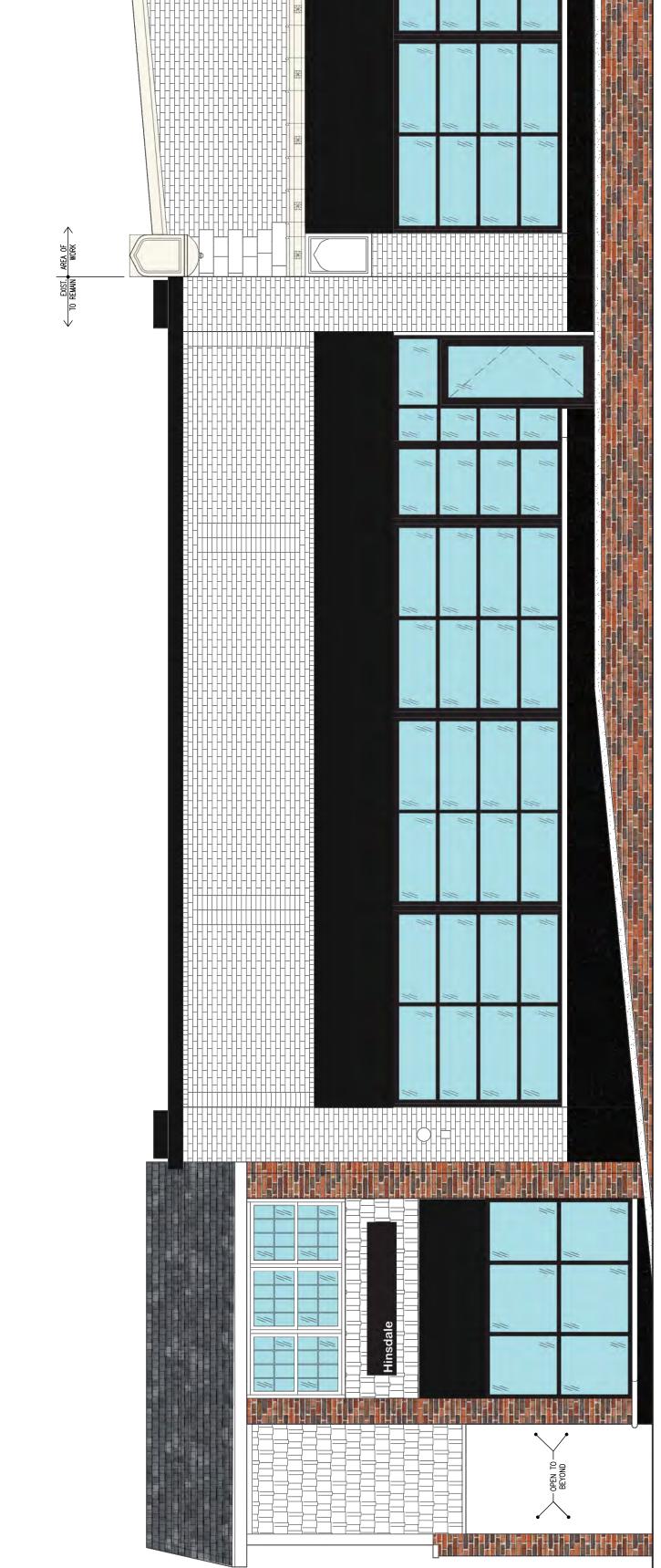






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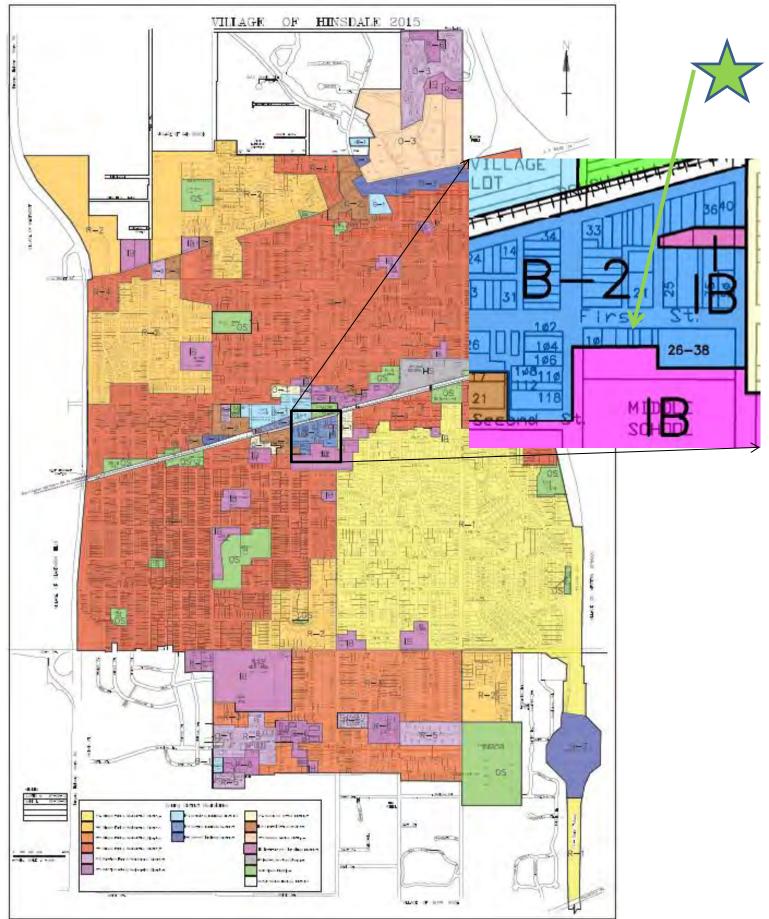


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A302 EXISTING CONDITIONS

Attachment 2: Village of Hinsdale Zoning Map and Project Location











August 27, 2020

President and Board of Trustees, Village of Hinsdale Chair and Commissioners, Village of Hinsdale Plan Commission Kathleen Gargano, Village Manager Rob McGinnis, Director of Community Development Chan Yu, Village Planner

Re: Hinsdale Senior Residences Development

Ryan Companies US, Inc. (Ryan) appreciates you considering our zoning application for the Hinsdale Senior Residences development at the northwest corner of Adams Street and Ogden Avenue. Ryan formally requests that our zoning application is withdrawn and the public meeting for our application is ended. Ryan's intention is to continue to collaborate with the community, refine our plan and provide clarity to our development plans at the northeast corner of Adams Street and Ogden Avenue.

Sincerely, **Ryan Companies US, Inc.**

Dave Erickson Vice President of Real Estate Development

Ryan Companies US, Inc. 111 Shuman Boulevard, Suite 400 Naperville, IL 60563

p: 630-328-1100 ryancompanies.com

CHICAGO, IL LICENSE TGC04631 Equal Opportunity Employer

DONATELLI & COULES, LTD.

ATTORNEYS AT LAW

15 SALT CREEK LANE, SUITE 312 HINSDALE, ILLINOIS 60521

MARK R. DONATELLI * PETER COULES, JR.

PATRICK C. MCGINNIS KATHLEEN M. MCGOVERN

* Certified Public Accountant

TELEPHONE (630) 920-0406 FACSIMILE (630) 920-1338

September 4, 2020

Via Electronic Mail: cyu@villageofhinsdale.org

Village of Hinsdale Attn: Mr. Chan Yu 19 E. Chicago Avenue Hinsdale, IL 60521

Re: Plan Commission Case No.: A-22-2020 Address: 222 East Ogden Ave., Hinsdale, IL 60521 Applicant: Lakeside Bank

Dear Chan:

As you are aware, this Firm represents Lakeside Bank with regards to the above mentioned property and Plan Commission application. This matter is set for a hearing on September 9, 2020. However, as final plans are still being completed, the Applicant respectfully requests the hearing on this matter be extended to the next meeting on October 14, 2020.

Please either call me (630-920-0406) or send me an email (peter@donatellicoules.com) if you have any questions. Thank you for your attention to this matter.

Very truly yours, DONATELLI & COULES, LTD.

eter Coule fr.

Peter Coules, Jr.

PC/pcm

cc: Lakeside Bank (via email only)



MEMORANDUM

DATE:	September 9, 2020
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	Planned Development Concept Plan to develop 20.9 Acres (of a 37.1 Acre Site) at 4S010 Madison Street (North of W. Ogden Ave. and East of Adams St.) for a 46 Single-Family Detached Home Planned Development in the R-2 Single Family Residential District Public Hearing - Request by McNaughton Development Inc. Case A-20-2020

Summary

The Village received a Planned Development Concept Plan application, as well as related Special Use Permit and Exterior Appearance and Site Plan applications, submitted by McNaughton Development Inc. (McNaughton), seeking approval to develop 20.9 acres of the 37.1 acres McNaughton plans to purchase. The 37.1 acre subject property is located at the Northwest corner of the Village, north of W. Ogden Avenue and east of Adams Street. It is currently owned by the not-for-profit organization Institute of Basic Life Principles (IBLP). The application proposes to construct 46 custom single-family homes on "Parcel 1" of the Site Plan (20.9 acres). Approximately 7.1 acres of the subject property is located in the Village of Oak Brook.

Request and Analysis

McNaughton would be the general contractor for the proposal. The plan includes 46 custom single-family homes to target young professionals with or without families, and empty nesters desiring maintenance free living. Per the market assessment and demand analysis, 23 of the homes would be built on 45'x70' lots (Single Family Ranch) with a base price ranging from \$934,000 to \$999,999. These ranches include 2 to 3 bedroom layouts and 2.5 bathrooms.

The other 23 homes would be built on cluster lots, 40'x70' in size with bedrooms upstairs (Traditional Single-Family) and range in price from \$1.1 to \$1.2 million. These homes would target families in search of excellent schools and/or local families seeking to reduce exterior maintenance. These traditional homes include 4 bedrooms and 3.5 bathrooms. The application includes 12 colored elevation examples of the proposed homes. Table 11 of the draft fiscal impact analysis includes a projection of the total children produced by the development, with key assumptions on page 8 of the report. The school districts impacted by the proposed development include Districts 86 and 181.

The 37.1 acre site is currently primarily open space, and the proposed site plan shows that 19.8 acres would remain open space. There is a 13.4 acre area in the Village of Oak Brook and labeled "Future Development" on the site plan. The plan would include stormwater detention and best management



MEMORANDUM

practices to decrease flooding, improve water quality, decrease erosion and sedimentation and improve groundwater recharge, per the applicant. A comparison of the building coverage, lot coverage, and dwelling unit per acre is included to show the difference between the planned development and a residential subdivision built under the existing R-2 Single Family Residential zoning district regulations.

The purpose for the Planned Development Concept Plan application is to provide the applicant an opportunity to show the basic scope, character, and nature of the entire proposed plan without incurring undue cost. It is the initial step towards public hearings for the applicant to present the plan and allow for changes based on the input received throughout the process of approval. Approval of a Concept Plan binds both the applicant and the Village with respect to various basic elements of the development, such as categories of uses to be permitted, general location of uses, density, architectural style, etc.

Contingent on an approved Concept Plan, a subsequent Planned Development <u>Detailed Plan</u> would be submitted to refine the elements of the Concept Plan. It should be noted that the applicant has included a traffic impact study by V3 (dated 04.23.20), a demand analysis study by Housing Trends LLC (dated April 2020) and a draft fiscal impact analysis by Laube Consulting Group, LLC (dated 04.30.20).

Process

Within 45 days following the conclusion of the public hearing, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified by Subsection <u>11-103</u>F of this Code, that the Development Concept Plan either be approved, be approved subject to modifications, or not be approved. The failure of the Plan Commission to act within 45 days, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the Development Concept Plan as submitted.

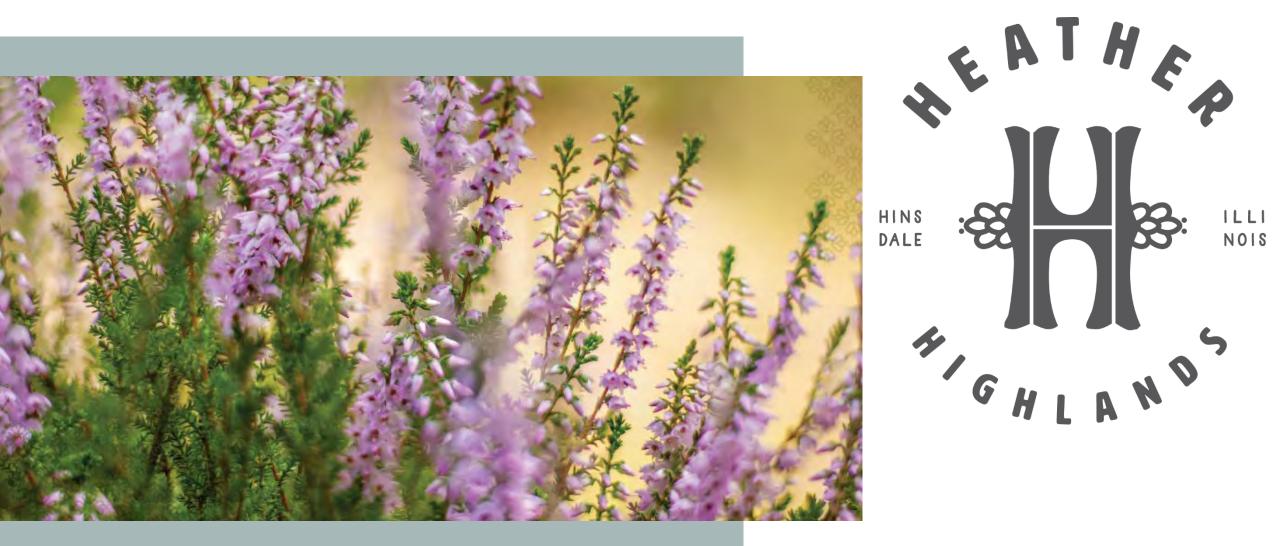
Within 60 days following the receipt of the recommendation of the Plan Commission or its failure to act as above provided, the Board of Trustees shall deny the application for approval of the Development Concept Plan, or shall refer it back to the Plan Commission for further consideration of specified matters, or, by ordinance duly adopted, shall approve the Development Concept Plan, with or without modifications and conditions to be accepted by the applicant as a condition of such approval, and shall grant a special use permit authorizing the proposed planned development and such additional approvals as may be necessary to permit development of the planned development as approved; provided, however, that every such ordinance and special use permit shall be expressly conditioned upon approval of Detailed and Final Plans in accordance with Paragraphs D3 and D4 of this Section and upon the permittee's compliance with all provisions of this Code and the ordinance granting the special use permit.

Attachments:

- Attachment 1 PowerPoint presentation for the September 9, 2020, Plan Commission meeting and Planned Development Concept Plan, Special Use permit and Exterior Appearance/Site Plan Applications (as submitted for the July 8, 2020, Plan Commission meeting)
- Attachment 2 Zoning Map and Project Location
- Attachment 3 Aerial Map and Project Location



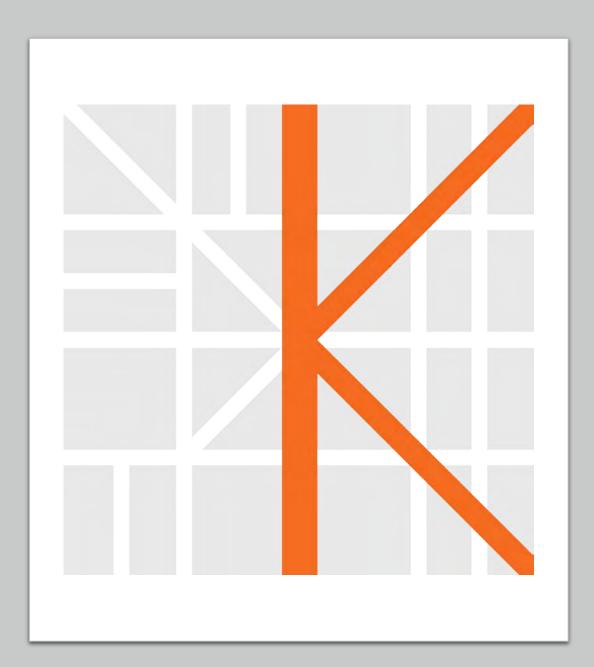




Welcome to our vision.

Savoy Consulting Group Konstantine T. Savoy, AICP, President

- 39 years public/private experience
- Over 75 communities
- Municipal planning experience
- ILAPA Metro Section President
- Extensive experience in community planning, zoning, design and economic development



Heather Highlands Conservation Design Community A community designed

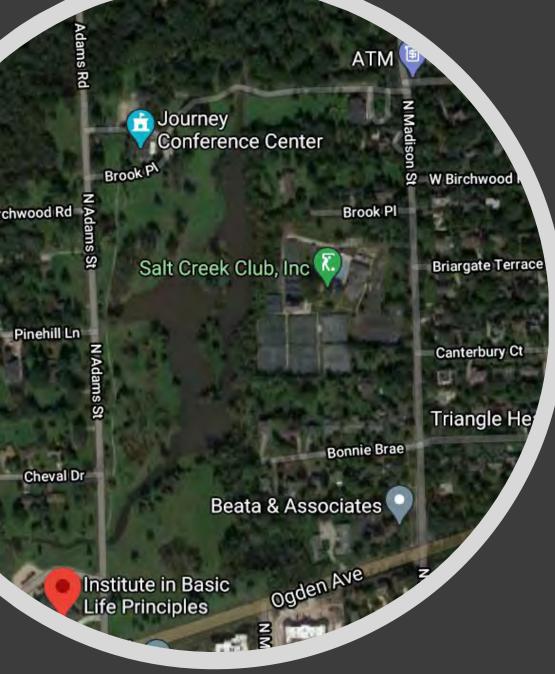
- "Everyone needs beauty. A place to play in ... where nature may heal and cheer and give strength to the body and soul alike."
 - John Muir Naturalist, Author & Conservationist



- Heather Highlands is an open space community of 46 unique homes set on 37 natural acres – more than half of which will be left open and undisturbed.
- Heather Highlands will unquestionably stand apart from other traditional/ communities. We are giving as much attention and reverence to our natural surroundings as we do to our residents and the neighboring community.



Site Aerial



- Hiking Trails
- Fishing Ponds
- Passive Recreation Areas
- Private Open Space

- Single family neighborhoods E&W
- Commercial along Ogden
- Cemetery North



Heather Highlands seeks to maintain much is the historic use while enhancing the open spaces and giving the community access in perpetuity (approx. over 50% of the land as permanent open space)

IBLP Property & Environs

Public Open Space Opportunity

Public/Private Partnership to plan for Public Access to 20+ acres of High Quality Natural Areas

- Accessibility via sidewalks through the interior of the development and on the perimeter of the development
- Community Playgrounds
- Pathway, bridge and connectivity
- Sitting areas and scenic overlook with pergola
- A small parking area to provide accessibility to the greater community
- Naturalized open spaces to enhance stormwater quality
- Extensive mature new landscaping throughout and along the development perimeter
- Community Garden
- Fishing
- Landscape enhancement/restoration

















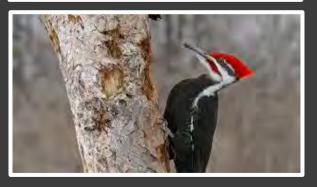
Conservation Design *A sustainable approach to development*

Heather Highlands will be a purely sustainable development based on a concept called Conservation Design. It is a belief that a community can be created without exhausting the land of its natural resources. Instead, we can live in harmony with nature.

- Extensive Natural Resources Inventory
- Promotes preservation of open space by clustering lots on smaller building sites
- Promotes accessible open space and amenities for all residents
- Promotes wildlife preservation through extensive and interconnected open spaces than cannot be achieved in smaller/isolated parks
- Promotes and provides the opportunity to create larger open space systems/corridors for expansion of trails, recreation and stormwater management.
- Long term management plan for natural areas

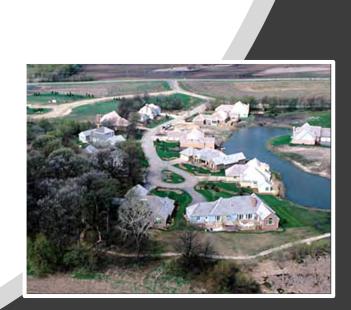






Outcome: Naturalize and preserve over 20 acres of an open space corridor along Salt Creek tributary and improve it to provide for public access.

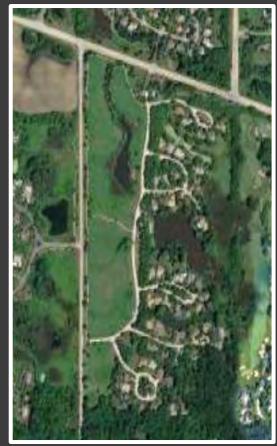
Conservation Design *Economic Benefits*



Comparable analysis of home values compared to standard subdivisions:

- Research shows that homes in conservation subdivisions sell faster, sell for more, and can save on construction costs when compared to similar homes (Bowman, Thompson, & Colletti, 2008).
- The results show that lots in conservation subdivisions carry a premium, are less expensive to build, and sell more quickly than lots in conventional subdivisions. The results suggest that designs that take a holistic view of ecology, aesthetics, and sense of community can assuage concerns about higher density. (R. Mohamed, 2015)



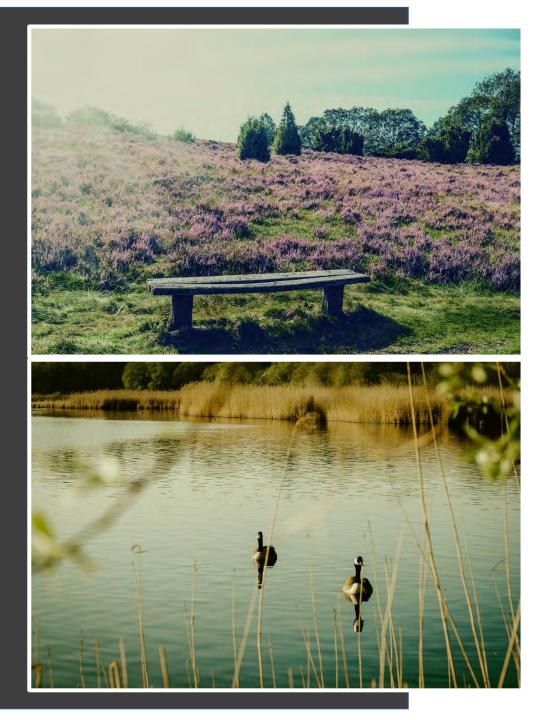




- Proposed 46 Luxury Single Family Homes
- Unique Living Experience
- Luxury Product
- Maintenance Free Community
- Premier Location
- Conservation Design
- Open Space Amenities

- Cluster Lots about the Site
- Homeowners own the property under their homes
- All Improvements constructed in Village Specifications
- 40 x 60 Pads for the Homes
- Minimum 15' Separation with 24' Average
- Homeowners Association owns + maintains the balance of the property
- Improvement within the Development will be owned + maintained by the Association
- Spacing equal to or greater than typical 50'-60' Lot





- Area Amenity that does not exist North of Ogden
- Accessible Amenity
- Preserve, Enhances + Protects the Natural Habitat
- Naturalizes Open Space
- Native prairie, shrubs & trees
- Create "Arboretum" like feel

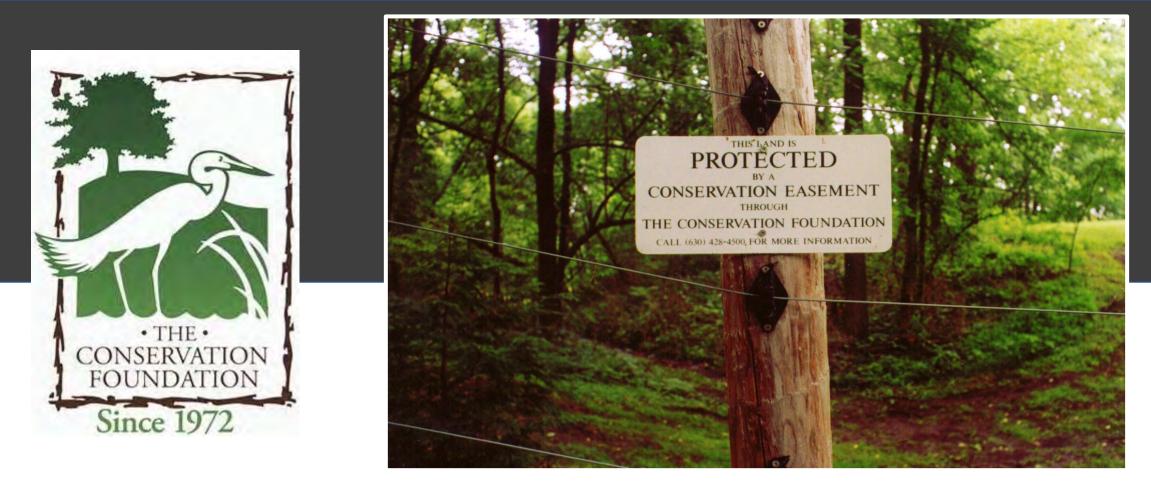


Extensive Open Space, Buffer and Common Area Landscape Investment of \$1,200,000

Stewardship

- Provide for protection + perpetual maintenance of open space
- The Conservation Foundation
- Provide a conservation easement
- Establish with Easement Defense Fund
- Homeowners Association to provide funding for future maintenance





The Health Benefits of Nature

Nature RX

Medical research from around the world has documented the health benefits of getting out in nature. The Conservation Foundation's new *Nature Rx* initiative strives to educate the community and promote the efforts of healthcare facilities, park districts and forest preserves to engage people with the outdoors and the other living beings that share the places we call home. Through workshops, media and educational materials, we are educating people on the physical and mental health benefits of getting out into nature, and exploring the endless ways a connection to nature improves our quality of life.

Zoning Review

PUD Purpose

- Encourage creative design solutions with flexible zoning standards to address unique developments such as proposed by Heather Highlands
- Modifications to Accommodate Conservation Design
 - Lot sizes (not relevant, no traditional lots
 - Lot width and depth (not relevant, not traditional lots)
 - Front, Rear, and Side Yards (varies, 15 minimum separation, average 23.75.

Floor Area and Coverage Ratios

Heather Highlands

Proposed Density/Building/ Lot Coverage Calculation Comparison 6/15/2020

Zoning Requirements	Total Buildable Area/Acres*	Floor Area**	Building/Lot Area Coverage**	Impervious Lot Coverage***	Net Density/ Acre
R2 Subdivision Plan	16.20	25% + 1,000 sq. ft.	25%	50%	2.18
Heather Highlands	16.20	27%	17%	21%	2.84
* Total Buildable Area excludes flood plains, wetlands and Adams Road Dedication					
**Heather Highlands Floor Area and Building/Lot Coverage Determined by 40 x 65 Building Footprint at 2 stories					
*** Impervious Lot Coverage Determined by Adding Driveway (360SF), Service Walk (70SF) & Patio (200SF) to the Building Footprint					

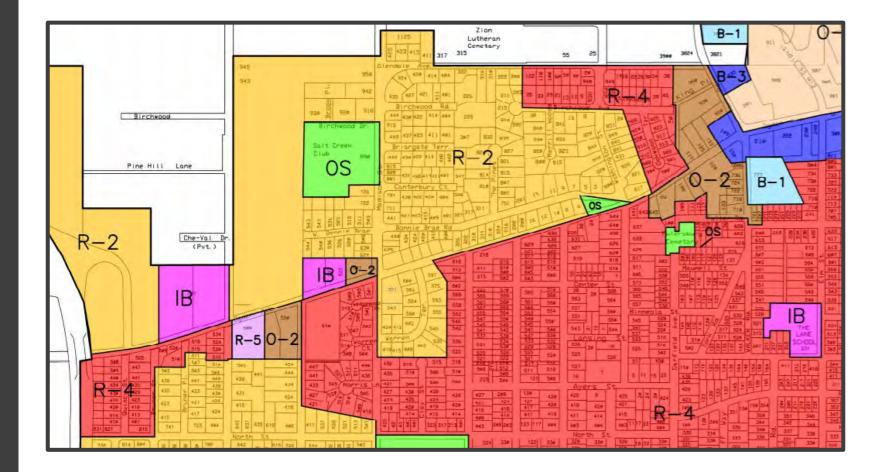
- Market does not support R2 Lots
 - Estate lots remain vacant in Oak Brook.
- Impact on Adjacent Uses
 - Most neighborhoods developed after more intensive use and commercialization of Ogden Ave.





Appropriateness R2 Zoning

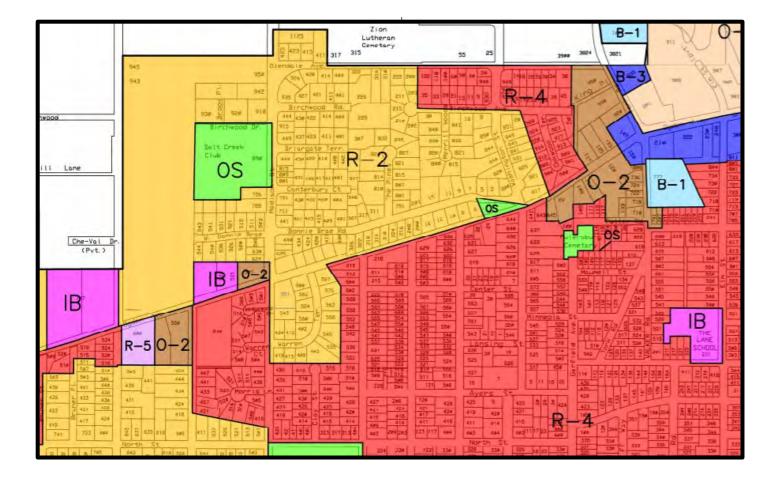
- Transitional Use
- Traditional lot size requirements not relevant as no typical lots



Density Comparisons

Neighborhood Density Comparisions

- Existing neighborhood to the east of the site
 - R-2 Area....129 homes/ 70.9 acres = 1.81 homes/ gross acre
 - R-4 Area.... 48 homes/ 17.7 acres = 2.71 homes/ gross acre
 - Total Area....177 homes/ 86.6 acres = 2.0 homes/ gross acre



Density Comparisons

Comparison Developments				
Forest Gate, Oak Brook (31st Street between Route 83 & Jorie Road)	78 homes/35 acres	2.23 units/acre		
Hinsdale Meadows, Hinsdale (Southeast corner of 55th Street & County Line Road)	64 homes/25 acres	2.53 units/acre		
Burr Ridge Club, Burr Ridge (West Side of County Line Road about 1/3 Mile North of Plainfield Road)	72 homes/34 acres	2.12 units/acre		
Savoy Club, Burr Ridge (South Side of 79th Street between County Line & Wolf Roads)	58 homes/26 acres	2.0 units/acre		

- HH lower density than comparable projects with less open space
- Ecological and stormwater management benefits

<u>Hinsdale Density Mix</u> 679 R-1 Lots 14.2 % 486 R-2 Lots 10.2 % 278 R-3 Lots 5.8 % <u>3,332</u> R-4 Lots 69.8 %

4,775 Total Residential Lots







- Maintenance Free
- Age Targeted Product
- Ranch + 1st Floor Master Bedroom
- 2,400 3,200 square feet
- 2-3 Bedrooms



- Unique Designs
- Tailored to Site + Community
- Special Attention in Area Features
- Maintain Community Character
- Ample Spacing of Aesthetics + Engineering



- Market Price Appropriate
- Big Home Market is lagging
- Clients want right size Luxury
- Buyers want maintenance free
- Exceptional Location

Linda Feinstein 5 Star Agent Managing Broker/Team Leader Signature Homes • Compass 630-319-0352 (cell) <u>lindafeinsteinhome@gmail.com</u> www.lindafeinsteinhomes.com





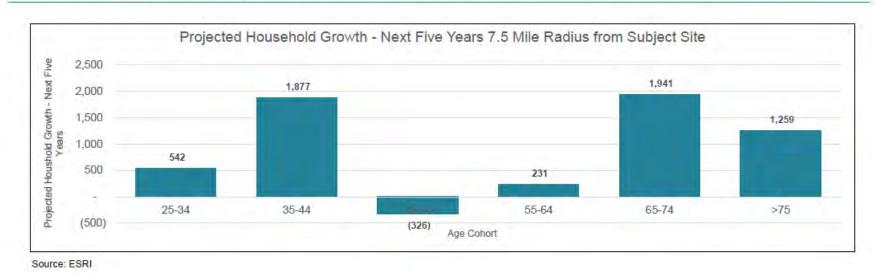
- Base price point age target product \$950,000 - \$1,050,000
- Monthly Absorption 1/ Month

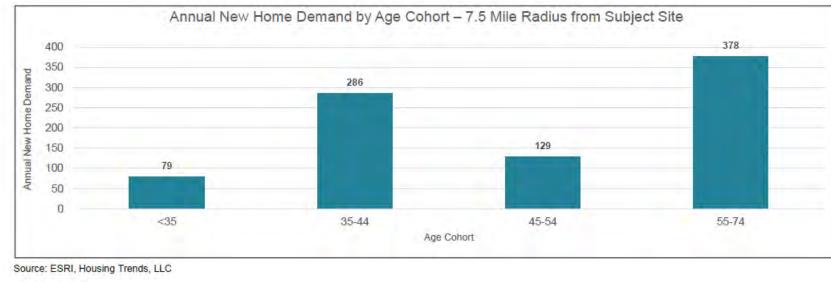




- Base price point Traditional Two-Story \$1,100,000
- Monthly Absorption 1/ Month

Heather Highlands – Projected Household Growth and New Home Demand





 Market does not support R-2 size lots

Al-lousingTrends

9

- Proposed product will have a positive effect on area values
- Comparable + exceed most values North of Ogden







Summary of Net Benefits

- Village \$1,150,000
- District 181 \$1,050,000
- District 86 \$1,200,000

Committed impact fees

- District 181 \$268,000
- District 86 \$120,000

No Impact to Village services





Traffic Analysis

- Madison + Adams Streets design capacity of 5000-8000 Trips per day per street
- Madison Existing 2,200
- Adams Existing 1,100
- Madison w/ Heather Highlands 2,471
- Adams w/ Heather Highlands 1,313
- No adverse capacity issues, related to the Development



Community Meeting

Wednesday, September 16th 5pm-8pm The Community House 418 W. 8th Street

Register Online *Heatherhighlandshinsdale.com*

HEATHER MALE HIGHLANDS

e a t h

"Everyone needs beauty. A place to play in... where nature may heal and cheer and give strength to the body and soul alike."

John Muir - Naturalist, author & conservationist

Welcome to our vision.



heatherhighlandshinsdale.com



630-325-3400 McNaughtonDevelopment.com MCNaughton DEVELOPMENT, INC.

June 24, 2020

Mr. Rob McGinnis Village of Hinsdale 19 East Chicago Street Hinsdale, Illinois 60521

RE: Heather Highlands of Hinsdale

Dear Mr. McGinnis,

We are making this submittal in order to be placed on the July 8th Plan Commission agenda for referral to a public hearing with the Plan Commission on August 12th. At that August 12th meeting we look forward to presenting this proposal which is rooted in the conservation design practice. Great care has been taken to work with the natural landscape and preserve and enhance the natural features of the property.

The development proposal is a once in a lifetime opportunity to create a high-end project while partnering with the community in preserving open space and creating a recreational use to benefit the existing and future community residents.

Thank you for the opportunity to present this proposal on August 12th. I welcome any questions that you may have.

Sincerel John Barry

HEATHER HIGHLANDS OF HINSDALE

HINSDALE, ILLINOIS

Section One

Project Narrative

Site Aerials

Section Two

Overall Site Plan

Single Family Site Plan

Density Calculation

Comparison Developments

Section Three

Character Elevations Traditional and Age Targeted Housing

Section Four

Traffic Study

Market Study

Fiscal Impact Study

Section Five

Zoning Application

PROPOSED DEVELOPMENT

HEATHER HIGHLANDS OF HINSDALE

HINSDALE, ILLINOIS

PROJECT NARRATIVE

April 22, 2020 Rev. June 23, 2020

I. **PROJECT DESCRIPTION**

McNaughton Development is pleased to present to the Village of Hinsdale a \$50M plus development at the northwest corner of the Village. The property at Ogden Avenue and Adams Road is currently owned and operated by the not-for-profit organization Institute of Basic Life Principles (IBLP). McNaughton has the northern portion of the property on the east side of Adams Street under contract with the intention to develop traditional single-family homes in accordance with a Conservation Design concept.

A few key points regarding this development:

- Quality Sponsorship: McNaughton will deliver a high quality, private community with attractive homes that current and future residents will demand. The product will preserve the character of the community and ultimately result in a development that all residents of Hinsdale will be proud of.
- Market Need: There is demand for maintenance free traditional single-family homes for young professionals and move down buyers in the marketplace.
- Zoning: There will be a special use for a planned development under the existing R-2 zoning.
- Public Benefit: Beyond providing a market need and additional tax revenue, the development provides additional public benefit such as:
 - Improving the stormwater management in the area by adding stormwater basins and floodplain compensatory storage.
 - Investing \$50M plus of private capital into a high-profile property.
 - Revenue Benefit: The subject property is currently generating minimal tax revenue. This development in Hinsdale will generate additional revenue to the Village and other jurisdictions. There will be additional revenue to the schools with minimal impact and positive cash flows.
 - Conservation design will result in the preservation of over 20 acres of existing creek/ponds and enhancing with improved vegetation, walking trails and benches. This preserved area will be perpetually owned and maintained by the developments homeowner's association under the supervision of a conservation group for the benefit of its residents and also for the benefit of the public
 - Creating jobs during construction process and consumers during and after the completion of construction.
 - New high-quality residential housing that meets demand. This demand is from buyers of the next generation and the existing residents of Hinsdale looking to maintain strong family values and continue the village's long-standing traditions. The affluent next generation of young professionals and couples looking to either come back home to Hinsdale or become first time residents. The demand will also come from current Hinsdale residents with strong local ties looking for that next step in their homebuying experience which would include ranch and first floor living.

II. OWNERSHIP

McNaughton will be the general contractor for the north portion of the properties east of Adams Street. McNaughton Development is a custom home builder and land development company that builds architecturally exciting high-end, distinctive homes. McNaughton Development is a family owned and operated company deeply rooted in Chicago's southwest and western suburbs since 1981. McNaughton believes a custom home is the product of the customers ideas and dreams and our commitment to making it a reality.

III. BUILDING DESCRIPTIONS

McNaughton is proposing to construct 46 custom single-family homes in a conservation design fashion. The exterior of these homes will be built in the same character as other new construction throughout the village. The homes will be built in accordance with the highest quality material with special attention to exterior materials including but not limited to masonry, stone, siding, decorative trim and architectural grade shingles. They will be geared to the busy young professional with or without families and empty nester buyers that want maintenance free living but with all the high end finishes they would expect on any other typical tear down lot in Hinsdale. There will also be a place for the move down buyer who wants all of the same conveniences and quality.

IV. SITE DESIGN

The property is proposed as a conservation design community. It takes into account the natural landscape and ecology of the site and facilitates development while maintaining the most valuable natural features and functions of the site. The main principles for conservation design include a flexibility in site design and lot sizes, a thoughtful protection and management of natural areas, the reduction of impervious surface areas and a sustainable stormwater management plan.

The subject property does not currently incorporate any designated stormwater detention. The proposed development will include stormwater detention and best management practices, which will decrease flooding, improved water quality, decreased erosion and sedimentation, and improved groundwater recharge.

As a part of an overall development on the east side of Adams Street this portion of the site includes forty-six traditional single-family conservation design homesites. Upon completion, in excess of 20 acres of the overall property will remain open including public use spaces, stormwater detention and floodplain/floodway/wetland buffers all accessible to the future homeowners and the residents of Hinsdale.

V. ZONING

McNaughton will be purchasing approximately 37 acres, of which, approximately 30 acres are within the Village of Hinsdale. It is proposed as a special use for a planned development under the existing R-2 zoning district and the benefits include the following.

- Creating a more desirable living environment from a community building and environmental standpoint.
- The development does not alter any of the purposes, goals and objectives and standards of the village zoning code. The development is consistent with the standards for residential uses throughout the village
- The development as an entirety will add a much need product in the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area.
- Conservation design elements of the plan result in a creative approach to the use of the land.
- Architecture is an important aspect of the development. We are committed to meet the needs and the lifestyles of today's market with a variety of different styles, high-quality materials and finishes.

- The plan works with the natural topography of the site, it preserves trees and maintains and enhances and protects the natural open water features through the site.
 - The open space will remain perpetually open, enhanced for passive and active uses and connectivity and maintained professionally.
 - The open space can be used for more active recreational facilities, native habitat for wildlife or plantings or other allowable purposes.
- Conservation design developments such as this by definition maintain large areas of open space for common use and enjoyment in perpetuity in contrast to privately owned R-2 large lots.
- The open space will be designed such that the whole community can share its use. The community will share in the overall benefits of open-space preservation.
- The preservation of open space and its maintenance for common use promotes health safety and the general welfare of the development's residences and the residence of the community at large.
- The development will enhance the existing open space, grant access to the community at large and provide for better stormwater management.
- The development is planned and designed so that there are no impacts to adjacent properties or the village. The single-family homes are general bordered by the open space, a cemetery and a tennis club. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise, because the uses are self-contained to pods within the development that, with a minor exception, do not abut other existing residential buildings.
- The development will not negatively affect value of the adjacent property because it will continue to consist of higher value, high quality, new construction.
- The proposal can be adequately served by government and emergency services. The private nature of this development requires very little service from municipal police, fire or emergency. The existing roadway configuration is sufficient for the proposed uses. The homes have limited bedroom counts which result in reduced traffic trips and counts per our traffic study. The existing public utilities and drainage structures are sufficient. The development will in fact improve the utilities by completing complementary interconnections.
- The current capacity of the School Districts is such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more administrative personnel, and teachers. We have had a continual dialogue with both districts as it relates to the development and a voluntary impact fee.
- There are no known archaeological, historical, or cultural resources onsite or on neighboring properties

VI. PUBLIC BENEFIT

The proposed development will be an asset to the Hinsdale community. The property will be developed in an orderly fashion and maintain Hinsdale as one of the nation's finest residential suburbs by preserving and enhancing its historic character as a community comprised principally of wellmaintained single-family residential neighborhoods and open space. In addition, the proposal incorporates maintenance free living for the development's residents and will serve a need from the entire spectrum of buyers looking to continue to live in or move to Hinsdale. The site and the surrounding area will benefit from the new stormwater improvements proposed for the development. The permanent preservation of open space will be for the benefit of the community and maintained by a conservation group. The development will provide for a much-needed recreation area and create a sense of openness that people desire. That openness will result in an environmental corridor, a habitat for wildlife, a naturally filtering storm water facility and for the protection of natural features. The entire area will be assessable via trail system and enhanced with naturalized plantings and other passive improvements such as trails, benches and overlooks to benefit the residents of the development and of the Village. The valuation will have a positive impact for local taxing bodies and businesses. The development, by the nature of being private will have little impact on municipal services. All portions of the development outside of the common area open space will be professionally landscaped in mature sized materials.

VII. CONCLUSION & SUMMARY OF REQUESTS

McNaughton Development is excited to present this proposed development to the community of Hinsdale and looks forward to the collaboration with the Village of Hinsdale.





Site Plan

HEATHER HIGHLANDS

HINSDALE, ILLINDIS



35' min 8' min 25' min

> **DEVELOPER:** MCNAUGHTON DEVELOPMENT INC. 11 S, 220 S JACKSON ST., STE 101 BURR RIDGE, IL 60527 T: (630) 325-3400 www.mcnaughtondevelopment.com

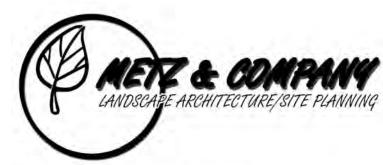
37.1-Acres

13.4-Acres

2.8-Acres

19.8-Acres

1.1-Acres



826 East Maple Street Lombard, Illinois 60148 PH: 630.561.3903 Email: metz_landarch@comcast.net









Site Plan

HEATHER HIGHLANDS

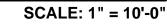
HINSDALE, ILLINDIS

SITE PLAN DATA

OTAL AREA	37.1-4
R.O.W. DEDICATION	1.1-Ac
UILDABLE OR FUTURE	
DEVELOPMENT LAND	13.4-A
ETENTION AREA	2.8-Ac
OTAL OPEN SPACE	19.8-A













This plan is conceptual nature and was prepared to illustrate development potential. Plan is subject to modification pending an accurate property survey, site engineering and architecture.

HEATHER HIGHLANDS

PROPOSED DENSITY/ BUILDING/ LOT COVERAGE CALCULATION COMPARISION 6/15/2020

	Total Buildable		Building/Lot	Impervious Lot	Net Density/	Gross Density/
Zoning Requirements	Area/Acres*	Floor Area**	Area Coverage**	Coverage***	Acre	Acre
R2 Subdivision Plan	16.20	25% + 1,100 sq. ft.	25%	50%	2.18	2.18
Heather Highlands	16.20	27%	17%	21%	2.84	1.24
* Total Buildable Area excludes flood plains, wetlands and Adams Road Dedication						
**Heather Highlands Floor Area and Building/Lot Coverage Determined by 40 x 65 Building Footprint at 2 stories						

*** Impervious Lot Coverage Determined by Adding Driveway (360SF), Service Walk (70SF) & Patio (200SF) to the Building Footprint

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> <u>ARCHITECT:</u> FERGON ARCHITECTS 434 N. Dover Avenue LaGrange Park, IL 60526 (708)352-0446 fergonarch@comcast.net



<u>CIVIL ENGINEER:</u> V3 COMPANIES 7325 JANES AVE. WOODRIDGE, IL 60517 T: (630) 724-9200 www.v3co.com







DEVELOPER: MCNAUGHTON DEVELOPMENT INC. 11 S, 220 S JACKSON ST., STE 101 BURR RIDGE, IL 60527 T: (630) 325-3400 www.mcnaughtondevelopment.com

> <u>ARCHITECT:</u> FERGON ARCHITECTS 434 N. Dover Avenue LaGrange Park, IL 60526 (708)352-0446 fergonarch@comcast.net



<u>CIVIL ENGINEER:</u> V3 COMPANIES 7325 JANES AVE. WOODRIDGE, IL 60517 T: (630) 724-9200 www.v3co.com







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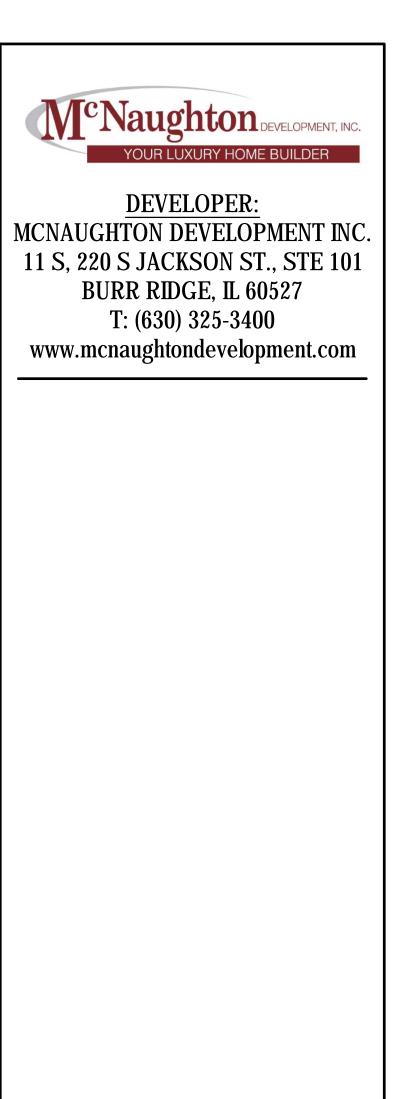
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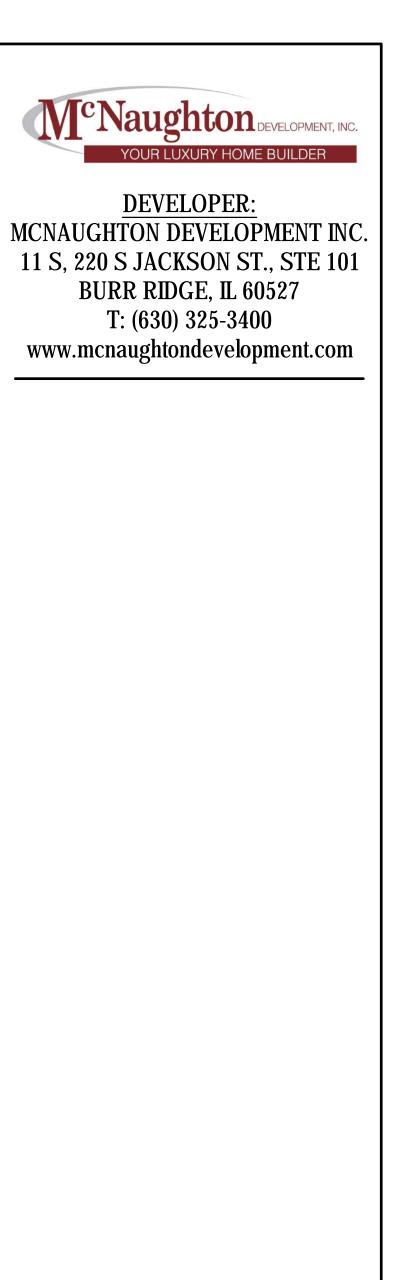
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TRAFFIC IMPACT STUDY

REPORT FOR:

Heather Highlands



ADAMS STREET & MADISON STREET HINSDALE, ILLINOIS

PREPARED BY:



V3 Companies 7325 Janes Avenue Woodridge, Illinois 60517

V3 Project No. 19187

April 23, 2020



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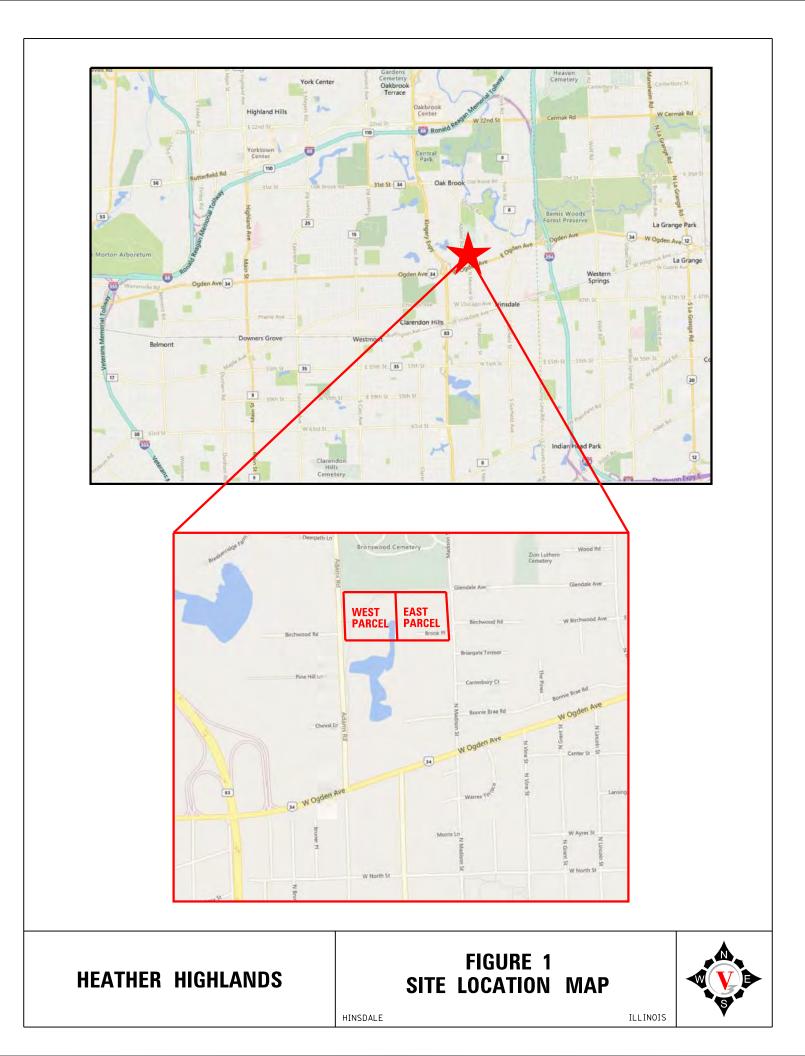
I. INTRODUCTION

V3 Companies has been retained by McNaughton Development, Inc. to conduct a traffic impact study for the redevelopment of properties located between Adams Street and Madison Street approximately 1,500 feet north of Ogden Avenue in Hinsdale, Illinois. The proposed redevelopment consists of single family housing with future street connections on Adams Street and Madison Street. A site location map is included in Figure 1.

The site includes two separate residential parcels with access to Adams Street and Madison Street. The west parcel is located east of Adams Street and consists of 20 single family homes and will be accessed via one full access driveway on Adams Street aligned with Birchwood Road. The east parcel is located west of Madison Street and consists of 26 single family homes and will be accessed via two full access driveways on Madison Street aligned with Birchwood Road and Glendale Avenue. Cross access is not provided between the two parcels. A conceptual site plan is included as Figure 2.

The purpose of this report is to evaluate the potential traffic impacts of the proposed redevelopment which is expected to be built out by 2023. Traffic estimates are projected for 2028, which is five years beyond the anticipated completion date of all homes. The study area consists of the existing stop controlled intersection of Ogden Avenue/Adams Street as well as the proposed driveways.

This report includes a description of existing conditions, data collection, capacity analysis, evaluation of data, and conclusions.





HINSDALE

ILLINOIS



II. PROJECT CONDITIONS

Land Uses

A variety of land uses exist near the project site, primarily consisting of residential, recreational, and medical office uses. It is worth noting that there are three parcels to the south of the proposed redevelopment that are either slated for redevelopment or likely to be developed in the future. The surrounding land uses, including the unrelated redevelopments, are illustrated in Figure 3.

Roadway System

The characteristics of the roadways in the vicinity of the site are presented below. The existing lane configurations in the study area are illustrated in Figure 4.

Roadway Descriptions

Ogden Avenue (US 34) is an east-west principal arterial roadway with two lanes in each direction of travel and a posted speed limit of 35 mph. No sidewalks are provided on either side of the roadway. There are several residential street intersections present on Ogden Avenue in the project area as well as driveways for the medical office buildings to the south. Ogden Avenue (US 34) is under IDOT jurisdiction.

Adams Street is a north-south local roadway with one lane in each direction and a posted speed limit of 30 mph. A sidewalk is provided on the east side of Adams Street. A number of residential streets and private driveways are present on both sides of the roadway. Adams Street is under the jurisdiction of the Village of Hinsdale.

Madison Street is a north-south local roadway with one lane in each direction and a posted speed limit of 25 mph. A sidewalk runs along the west side of Madison Street in the project area. Madison Street has several residential driveways on both sides of the street. Madison Street is under the jurisdiction of the Village of Oak Brook.

Intersection Descriptions

The intersection of *Ogden Avenue/Adams Street* is a minor street stop-controlled T-intersection. The southbound approach on Adams Street is stop controlled and has one shared left/right turn lane. The eastbound and westbound approaches on Ogden Avenue are free-flow. The eastbound approach has one shared left turn/through lane and one through lane. The westbound approach provides one through lane and one shared through/right turn lane. There are no pedestrian crosswalks at this intersection.



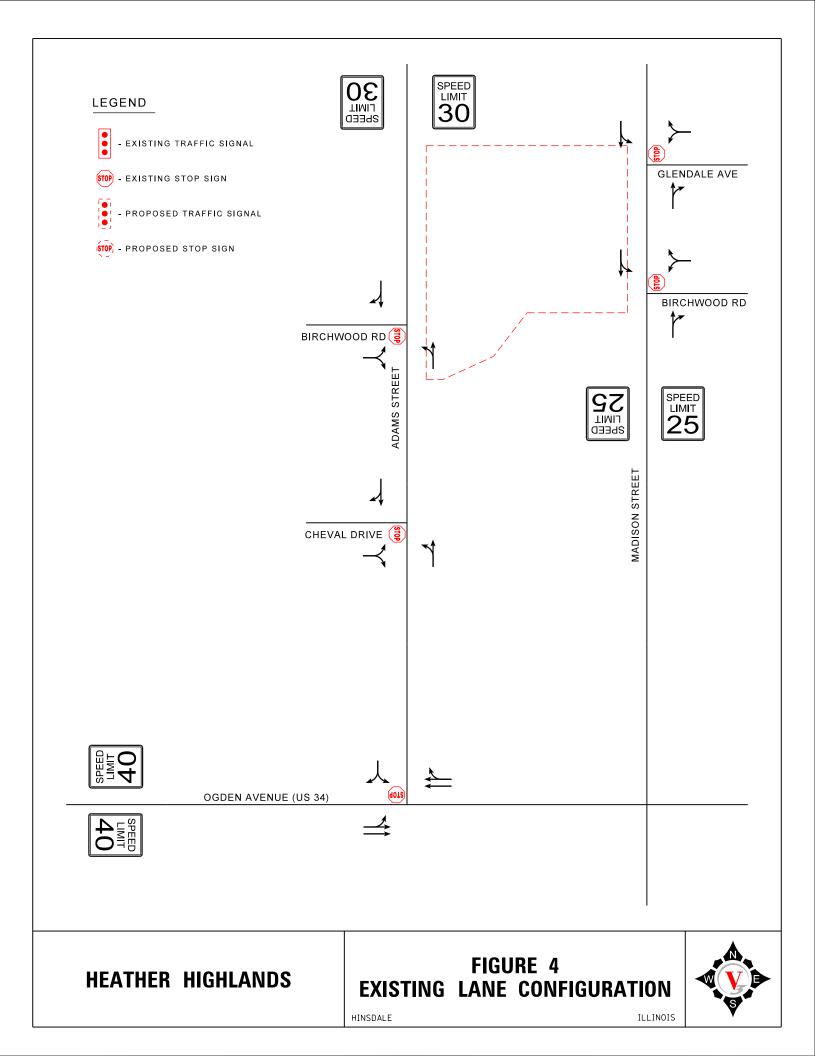
HEATHER HIGHLANDS





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Traffic Volumes

To assist in the evaluation of the traffic impact on the roadway system resulting from the proposed redevelopment, existing vehicular volumes were collected at the intersection of Ogden Avenue/Adams Street.

Existing traffic counts were collected on Thursday, August 22, 2019 at the intersection of Ogden Avenue/Adams Street. The morning peak period counts occurred from 7:00 am to 9:00 am and the evening peak period counts occurred from 4:00 pm to 6:00 pm. The count periods were selected to be consistent with traditional peak hours for arterials. The traffic volumes collected indicate that the weekday peak hours occur from 7:45 am to 8:45 am and 4:30 pm to 5:30 pm.

The annual average daily traffic (AADT) for the study area roadways was obtained for the IDOT website. There are 30,300 vehicles per day on Ogden Avenue, 2,200 vehicles per day on Madison Street north of Ogden Avenue, and 5,100 vehicles per day on Madison Street south of Ogden Avenue. IDOT does not report an AADT data for Adams Street. Therefore, the AADT is estimated using the 2019 peak hour traffic counts and an hourly factor of 0.09, which is a typical K-Factor defined in the ITE Trip Generation Manual for residential neighborhood streets. Therefore, the estimated AADT on Adams Street is 1,100 vehicles per day.

The existing peak hour vehicular volumes at the study area intersections and the average daily traffic volumes on each roadway segment are illustrated in Figure 5. A summary of the traffic volumes collected in fifteen-minute increments is provided in Appendix A.

Proposed Development

Land Use Development

There are three parcels in the area that may be redeveloped within the horizon year of this study. Parcel 1 is located in the northwest quadrant of the intersection of Ogden Avenue and Adams Street, Parcel 2 is located on Cheval Drive west of Adams Street, and Parcel 3 is located in the northeast quadrant of the intersection of Ogden Avenue and Adams Street.

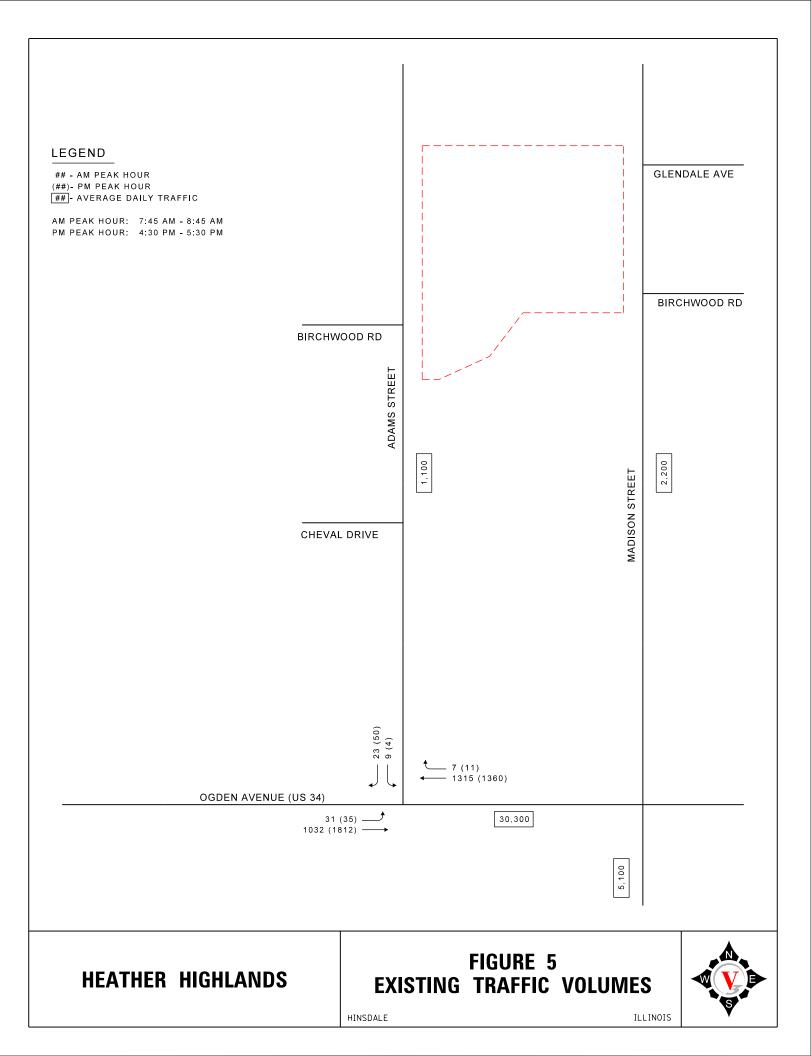
The planned redevelopment of Parcel 1 and Parcel 2 consists of several types of senior housing. Parcel 3 is currently zoned for R-2 Residential, which will allow for the construction of single family homes. Based on the zoning requirements it is assumed that a maximum of 22 single family homes could be constructed on Parcel 3 by 2028.

Roadway Development

There are no known proposed roadway projects in the vicinity of the site that will impact the study area. However, the development plan does propose modifications to the existing roadway network.



A new full access driveway aligned with Birchwood Road is proposed on Adams Street to provide access to the west parcel. Two new full access driveways aligned with Birchwood Road and Glendale Avenue are proposed on Madison Street to provide access to the east parcel. In all cases, the proposed driveways are expected to consist of one inbound and one outbound lane with no auxiliary lanes provided on Adams Street or Madison Street.





III. TRAFFIC FORECASTS

Project Traffic Volumes

Trip Generation

Project traffic is estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. The following land use categories are used to determine project traffic:

Single-Family Detached Housing (ITE Land Use Code 210) – Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

The *Trip Generation Manual, 10th Edition* assigns trip generation rates based on a peak period and an independent variable. In this case, dwelling units is the applicable variable. The am and pm trip generation rates are selected as the average rate for weekday, peak hour of adjacent street traffic for one hour from 7 am to 9 am and 4 pm to 6 pm.

A summary of trip generation is provided in Table 1.

Parcel	LUC	Land Use	Size	Daily		AM		РМ				
Parcer	LUC	Land Ose	- 512e D		In	Out	Total	In	Out	Total		
West	1 2 1 ()	Single Family Detached Housing	20 Dwelling Units	237	5	14	19	14	8	22		
East	210	Single Family Detached Housing	26 Dwelling Units	301	6	17	23	18	10	28		
		TOTAL TRIP	538	11	31	42	32	18	50			

Table 1: Trip Generation

Trip Distribution and Assignment

The direction from which traffic approaches and departs a site is a function of numerous variables, including location of residences, employment centers, and commercial/retail centers, available roadway systems, location and number of access points, and level of congestion on adjacent road systems.

For this study, 10 percent of traffic generated by the proposed development has been assigned to the north and the remaining 90 percent has been assigned to the south to Ogden Avenue. Since Adams Street currently serves mostly residential traffic, it is anticipated that the existing travel patterns at the Ogden Avenue intersection will continue with the new trips generated by the proposed residential units. Therefore, the trips generated by the proposed development are

assigned to the roadway network in proportion to the observed minor movement volumes with different distributions for the am and pm peak hours.

This distribution will be applied to the southbound left and right turning vehicles for the exiting trips and for the eastbound left and westbound right turning vehicles for the entering trips. For example, the southbound/outbound vehicle trips will be assigned the same vehicle split as the existing 23 southbound right turns and 9 southbound left turns during the am peak hour and as the 50 southbound right turns and 4 southbound left turns during the pm peak hour as illustrated in Figure 5. The project trip distribution percentages for the Ogden Avenue/Adams Street intersection for the exiting and entering vehicles are illustrated in the inset of Figure 6.

The directional distribution and assignment of new project traffic is illustrated in Figure 6.

Background Traffic Volumes

Traffic is projected to 2028, which is five years beyond the anticipated build out in 2023. The anticipated growth rates in the area are based on projections from the Chicago Metropolitan Agency for Planning (CMAP). The AADT for Ogden Street was obtained from the IDOT website. A summary of the CMAP growth rate for Ogden Avenue is provided in Table 2. CMAP correspondence, including supporting historical AADT information, is provided in Appendix B.

Chur at	AADI	r	Total Growth		Total Growth	
Street	Existing AADT (Year)	2050 Proj.		Compounded Yearly Rate	2019 to 2028	
Ogden Avenue	30,300 (2017)	33,900	11.88%	0.36%	3.24%	

 Table 2: CMAP Growth Rates

The CMAP projections indicate that the yearly growth rate is 0.36 percent per year. This amounts to total growth of 3.24 percent from 2019 to 2028. This growth factor is applied to the existing peak hour counts for the Ogden Avenue through movements to obtain the background volumes.

As stated previously, there are three parcels in the area that may be redevelopment within the horizon year of this study. The planned redevelopment of Parcel 1 and Parcel 2 consists of several types of senior housing, and Parcel 3 is currently zoned for R-2 Residential. Projected trip generation of Parcels 1 and 2 was estimated in a separate traffic impact analysis study titled *IBLP Redevelopment* prepared by V3 Companies and dated March 13, 2020. Projected trips associated with Parcel 3 are estimated using *Trip Generation Manual, 10th* methodology for the single family home zoning.

A summary of the trip generation associated with these developments is provided in Table 3. Supporting trip generation tables are provided in Appendix C.



Parcel	Deily	AM PM						AM PM				Course
Parcer	Daily	In	Out	Total	In	Out	Total	Source				
1	1053	24	27	51	31	37	68	<i>IBLP Redevelopment</i> TIA (March 2020)				
2	99	2	4	6	5	5	10	<i>IBLP Redevelopment</i> TIA (March 2020)				
3	258	5	15	20	15	9	24	Estimated based on R-2 Zoning				

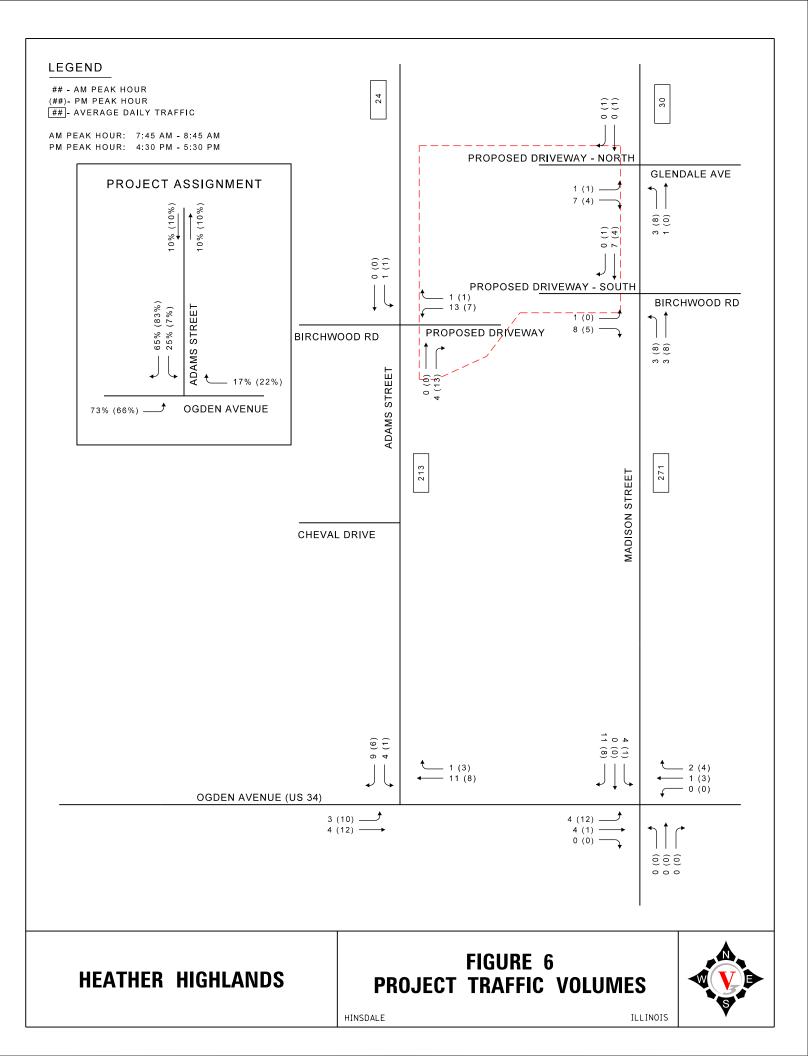
Table 3: Additional Background Trip Generation

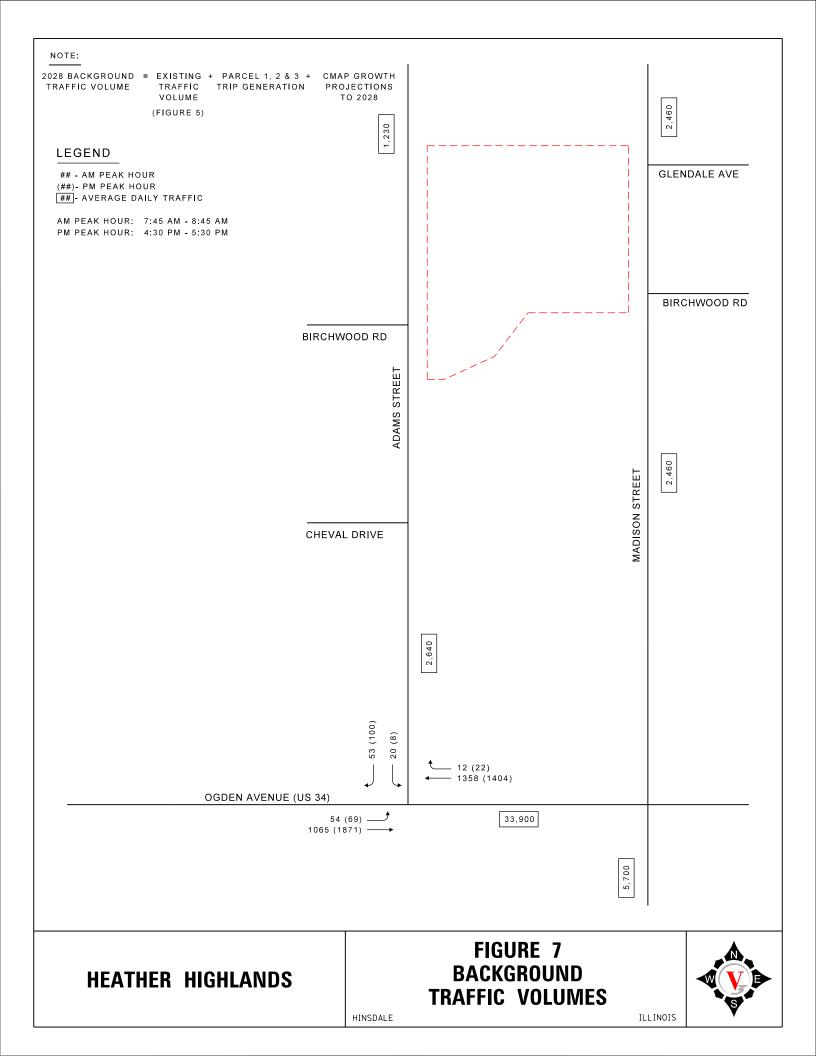
It is assumed that the trip distribution and assignment of the additional background developments will be consistent with the assignment and distribution of the proposed development.

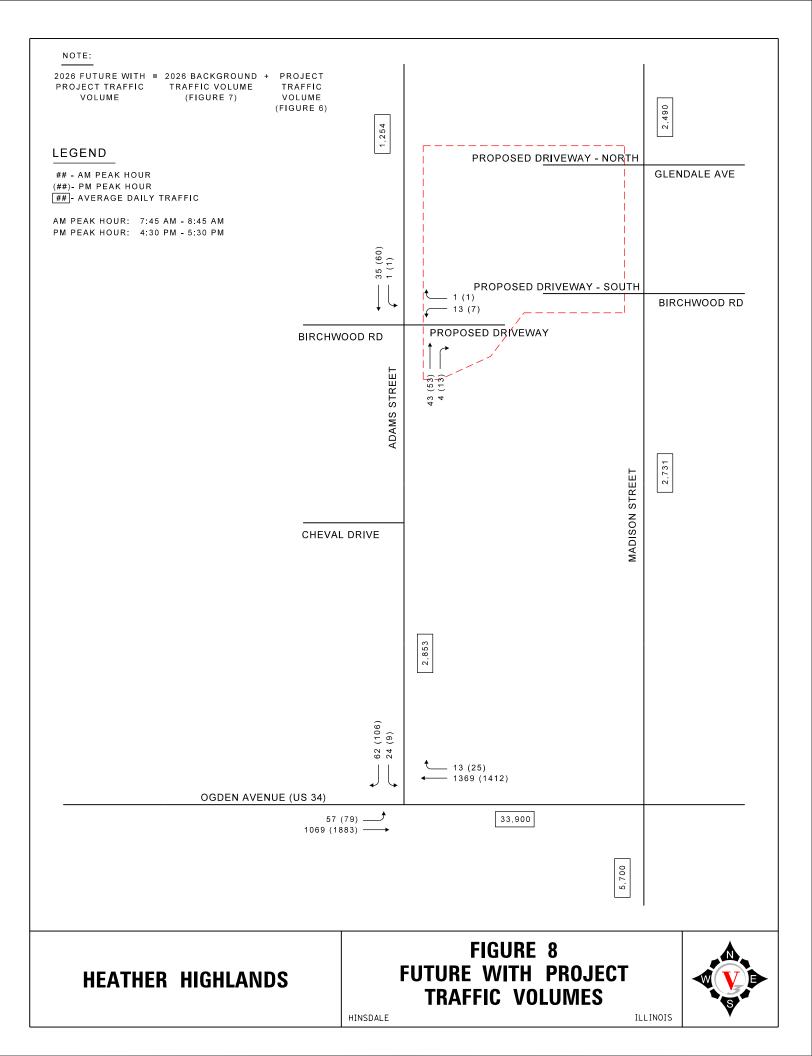
The assumed trip generation is added to the CMAP based background growth to obtain the background traffic volumes. The 2028 background traffic volumes are illustrated in Figure 7.

Future Traffic Volumes

The project traffic volume is added to the background volume to obtain the future traffic volumes for the study intersections. Future with project traffic volumes are depicted in Figure 8.









IV. TRAFFIC ANALYSIS

Auxiliary Lane Analysis

This study evaluated whether additional auxiliary lanes are warranted at any study area intersections. The warrant analysis follows the methodology detailed in IDOT's *Bureau of Design and Environmental Manual* (BDE). Warrants are determined based on factors such as through volume, opposing volume, and percentage of turning vehicles. Different warrants are used for left turn lanes and right turn lanes, and factors such as design speed.

The eastbound left turn movement and westbound right turn movement at the intersection of Ogden Avenue and Adams Street do not meet warrants for auxiliary turn lanes during either peak hour. Additionally, there are no unsignalized driveways or intersections along the corridor east of IL 83 that have dedicated turn lanes. Therefore, turn lanes are not proposed at the intersection of Ogden Avenue and Adams Street.

No warrants are met for the proposed driveways on Adams Street or Madison Street.

Supporting information for the auxiliary lane analysis is included in Appendix D.

Capacity Analysis – Ogden Avenue/Adams Street Intersection

The operation of a facility is evaluated based on level of service (LOS) calculations obtained by analytical methods defined in the Transportation Research Board's *Highway Capacity Manual (HCM), 6th Edition.* The concept of LOS is defined as a quality measure describing operational conditions within a traffic stream, generally in terms of such service measures as speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience.

There are six LOS letter designations, from A to F, with LOS A representing the best operating conditions and LOS F the worst.

The LOS of an intersection is based on the average control delay per vehicle. For a signalized intersection, the delay is calculated for each lane group and then aggregated for each approach and for the intersection as a whole. Generally, the LOS is reported for the intersection as a whole. For an unsignalized intersection, the delay is only calculated and reported for each minor movement. An overall intersection LOS is not calculated.

There are different LOS criteria for signalized and unsignalized intersections primarily due to driver perceptions of transportation facilities. The perception is that a signalized intersection is expected to carry higher traffic volumes and experience a greater average delay than an unsignalized intersection. The LOS criteria for signalized and unsignalized intersections are provided in Table 4.



Level of Service	Signalized Intersection Control Delay (seconds/vehicle)	Unsignalized Intersection Control Delay (seconds/vehicle)
A	<u><</u> 10	≤ 10.0
В	> 10.0 and ≤ 20.0	> 10.0 and ≤ 15.0
С	> 20.0 and ≤ 35.0	> 15.0 and ≤ 25.0
D	> 35.0 and ≤ 55.0	> 25.0 and ≤ 35.0
E	> 55.0 and ≤ 80.0	> 35.0 and ≤ 50.0
F	> 80.0	> 50.0

Table 4: Level of Service Definitions for Signalized and Unsignalized Intersections

Source: Transportation Research Board, *Highway Capacity Manual 6th Edition*, National Research Council, 2016.

The study area consists of the stop controlled intersection of Ogden Avenue/Adams Street and the existing and proposed intersections on Ogden Avenue and Adams Street. Capacity analysis was performed with Synchro 9 (9.2.912.6). Models were created for the weekday am and weekday pm peak hours for the existing, 2028 background, and 2028 future with project scenarios. Multiple scenarios are created to evaluate the existing, background, and future with project traffic volumes for the weekday am and pm peak hours. Results for the unsignalized intersections are summarized in Table 5. Supporting analysis worksheets for the existing, background and future traffic conditions are provided in Appendices E, F and G.

			AM Pea	ak Hour	•	PM Peak Hour						
Intersection / Approach	Exis (20	•	Background (2028)		Future w/ Project (2028)		Existing (2019)		Background (2028)		Future w/ Project (2028)	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Ogden Avenu	e & Ada	ms Stre	eet									
EB Left	9.6	А	9.7	А	9.7	А	9.6	А	10.3	В	10.4	В
SB Approach	15.3	С	17.3	С	18.2	С	15.8	С	25.5	С	33.9	D

Table 5: Unsignalized Intersection Capacity Analysis

All minor approaches and movements at the unsignalized intersection of Ogden Avenue & Adams Street operate at LOS C or better during both the weekday am and pm peak hours under existing conditions. Delays increase slightly in the background scenario but there are no changes in level of service. The addition of the project related trips again slightly increases the delay times for several movements but all movements continue to operate at LOS C or better with the exception of the southbound approach at the Ogden Avenue/Adams Street intersection during the pm peak hour, which falls to LOS D.



Capacity Analysis – Roadway Daily Traffic

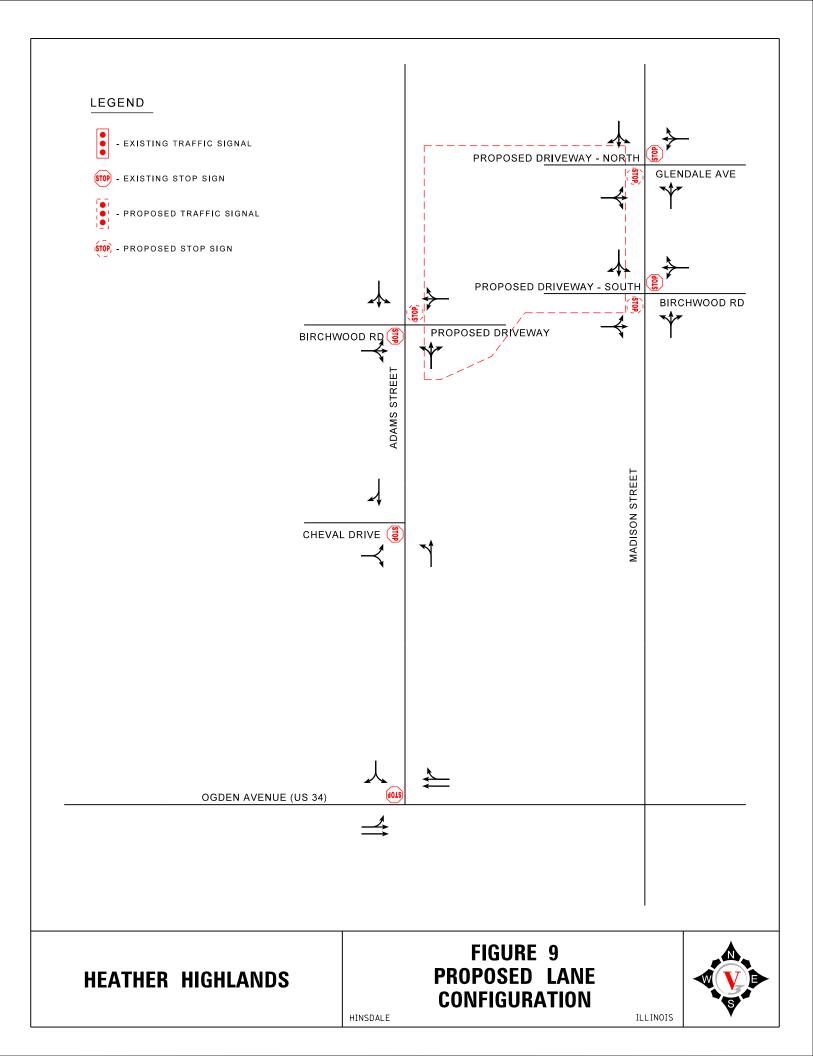
The capacity of a two-lane residential street is typically expected to carry between 5,000 and 8,000 vehicles a day. In the existing condition, there are 2,200 vehicles per day on Madison Street north of Ogden Avenue and 1,100 vehicles per day on Adams Street.

CMAP projections indicate that daily traffic on Madison Street will grow to 2,460 in the background condition. Background daily traffic on Adams Street includes traffic generated by Parcels 1, 2, and 3 which are likely to be developed by 2028. This results in an ADT of 2,640 on Adams Street north of Ogden Avenue.

The addition of project related trips results in an ADT on Madison Street of 2,731 and 2,853 on Adams Street. In all cases, the projected ADT is less than the 5,000 to 8,000 vehicles per day that is considered typical for this type of neighborhood roadway. Therefore, no capacity issues are anticipated on Adams Street, Madison Street, or at the proposed driveways.

Proposed Lane Configuration

Overall, it is concluded that no modifications are necessary at the intersection of Ogden Avenue & Adams Street and that no auxiliary turn lanes are necessary at the proposed intersections on Adams Street and Madison Street. The proposed lane configuration is illustrated in Figure 9





V. CONCLUSIONS

The purpose of this study is to evaluate the redevelopment of properties located between Adams Street and Madison Street approximately 1,500 feet north of Ogden Avenue in Hinsdale, Illinois. The proposed redevelopment consists of single family housing with driveways on Adams Street and Madison Street.

The site includes two separate residential parcels with access to Adams Street and Madison Street. The west parcel is located east of Adams Street and consists of 20 single family homes and will be accessed via one full access driveway on Adams Street aligned with Birchwood Road. The east parcel is located west of Madison Street and consists of 26 single family homes and will be accessed via two full access driveways on Madison Street aligned with Birchwood Road and Glendale Avenue. Cross access is not provided between the two parcels.

Traffic estimates are projected to 2028, which is five years beyond the anticipated build out in 2023. The anticipated growth rates in the area are based on projections from the Chicago Metropolitan Agency for Planning (CMAP). Background volumes also include traffic associated with three unrelated developments to the south that are likely to be completed prior to 2028.

Left turn lane and right turn lane analyses have been conducted following the warrants documented in the IDOT BDE Manual. Results of the warrant analyses indicate that left turn and right turn lanes are not warranted at any study area intersections and driveways.

For this study, 10 percent of traffic generated by the proposed development has been assigned to the north and the remaining 90 percent has been assigned to the south to Ogden Avenue. Since Adams Street currently serves mostly residential traffic, it is anticipated that the existing travel patterns at the Ogden Avenue intersection will continue with the new trips generated by the proposed residential units. Therefore, the trips generated by the proposed development are assigned to the roadway network in proportion to the observed minor movement volumes with different distributions for the am and pm peak hours.

All minor approaches and movements at the unsignalized intersection of Ogden Avenue & Adams Streets operate at LOS C or better during both the weekday am and pm peak hours under existing conditions. Delays increase slightly in the background scenario but there are no changes in level of service. The addition of the project related trips again slightly increases the delay times for several movements but all movements continue to operate at LOS C or better with the exception of the southbound approach at the Ogden Avenue/Adams Street intersection during the pm peak hour, which falls to LOS D.

The projected daily traffic on Adams Street and Madison Street are less than the 5,000 to 8,000 vehicles per day that is considered typical for this type of roadway. Therefore, no capacity issues are anticipated on Adams Street, Madison Street, or at the proposed driveways. Overall, it is concluded that no modifications are necessary at the intersection of Ogden Avenue/Adams Street and that no auxiliary turn lanes are necessary at the proposed intersections and driveways.

APPENDIX A

EXISTING TRAFFIC COUNT



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Peak 15-Min Flowrates	Left	North Thru	bound Right	U	Left	South Thru	bound Right	U	Left	Eastk Thru	oound Right	U	Left	Westl Thru	bound Right	U	То	tal
All Vehicles	0 0	0	0	0	16 0	0 0 0	28 0	0	28 0	1116 60 0	0 0	0	0 0	1280 44 4	12 0	0	1(180 04 4
Heavy Trucks Pedestrians Bicycles Railroad Stopped Buses	0	0 0	0		0	1	0		0	0	0		0	0	0			1

Report generated on 8/26/2019 2:20 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

LOCATION: Adams St US 34 (Ogde CITY/STATE: Hinsdale, IL	n Ave)						C JOB # : Thu, A		
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15-Min Count Adams St Period (Northbound) Beginning At Left Thru Right U	Adam (Southb Left Thru			Ogden Ave) stbound) u Right U		34 (Ogden Avo (Westbound) Thru Right		Total	Hourly Totals
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Comments:									

Report generated on 8/26/2019 2:20 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

APPENDIX B

CMAP CORRESPONDENCE





Chicago Metropolitan Agency for Planning

233 South Wacker Drive Suite 800 Chicago, Illinois 60606

312 454 0400 www.cmap.illinois.gov September 13, 2019

Carl Schwarzer, P.E. Project Engineer V2 Companies 7325 Janes Avenue Woodridge, IL 60517

Subject: Ogden Avenue - Adams Street - Madison Street IDOT

Dear Mr. Schwarzer:

In response to a request made on your behalf and dated September 12, 2019, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current Volumes	Year 2050 ADT
Ogden Ave (US 34)	30,300	33,900
Adams St	1,100	1,230
Madison St north of Ogden Ave	2,200	2,460
Madison St south of Ogden Ave	5,100	5,700

Traffic projections are developed using existing ADT data provided in the request letter and the results from the March 2019 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP Senior Planner, Research & Analysis

cc: Quigley (IDOT) S:\AdminGroups\ResearchAnalysis\2019_ForecastsTraffic\Hinsdale\du-29-19\du-29-19.docx

APPENDIX C

ADDITIONAL BACKGROUND TRIP GENERATION TABLES



POD	LUC	Land Use	Size	Daily	АМ			РМ		
					In	Out	Total	In	Out	Total
1	252	Senior Adult Living - Attached	135 Dwelling Units	1053	9	18	27	19	16	35
	254	Assisted Living	128 Beds	99	15	9	24	12	21	33
	Sub-Total:			1152	24	27	51	31	37	68
2	252	Senior Adult Living - Attached	31 Dwelling Units	258	2	4	6	5	5	10
	Sub-Total:			258	2	4	6	5	5	10
TOTAL TRIP GENERATION:				1410	26	31	57	36	42	78

TRIP GENERATION FROM IBLP STUDY

Estimated Trip Generation of Parcel 3

Darcal	LUC	Lond Lloo		Size		AM			PM	
Parcel	LUC	Land Use		Size	In	Out	Total	In	Out	Total
NE Quad of Ogden & Adams	1710	Single Family Detached Housing	22	Dwelling Units	5	15	20	15	9	24

APPENDIX D

AUXILIARY LANE WARRANT ANALYSIS



		Criteria Met?	
Criteria	Right-Turn Lane Warrants	Ogden & Adams	Reason
1	Unsignalized intersection on a two lane highway that satisfies the criteria in BDE Figures	No	Not a two-lane Highway.
2	Unsignalized intersection on a four lane highway that satisfies the criteria in BDE Figures	No	Figures are for speed limits over 50 mph.
3	On expressways where the side street ADT is over 250	No	Not on an expressway.
4	Any intersection where a capacity analysis determines a right-turn lane is necessary to meet the LOS criteria	No	All movements operate at acceptable LOS.
5	At any intersection where the right-turning volume is greater than 150 vph and where there is greater than 300 vplph on the mainline	No	Volume is less than 150 vph.
6	Uniformity of intersection design along the highway if other intersections have right- turn lanes	No	No unsignalized intersections in the area have right turn lanes.
7	Any intersection where the mainline is curved to the left and the mainline curve requires superelevation	No	Roads are not on curves
8	At railroad crossings where the railroad is located close to the intersection and a right turn lane would be desirable to efficiently move through traffic on the parallel roadway	No	Not near a railroad.
9	Any intersection where the crash experience, traffic operations, sight distance restrictions, or engineering judgement indicates a significant conflict related to left-turning vehicles.	No	No additional indicators mandating right-turn lanes.

Criteria	Left-Turn Lane Warrants	Criteria Met? Ogden & Adams	Reason
1	Unsignalized intersection on a two lane highway that satisfies the criteria in BDE Figures	No	Not a two-lane Highway.
2	Signalized intersetion where the left- turning volume is equal to or greater than 75 vph	No	Not Signalized.
3	Any intersection where a capacity analysis determines a left-turn lane is necessary to meet the LOS criteria	No	All movements operate at acceptable LOS.
4	Uniformity of intersection design along the highway if other intersections have left- turn lanes	No	No unsignalized intersections in the area have left turn lanes.
5	Any intersection where the crash experience, traffic operations, sight distance restrictions, or engineering judgement indicates a significant conflict related to left-turning vehicles.	No	No additional indicators mandating left-turn lanes.

APPENDIX E

CAPACITY ANALYSIS WORKSHEETS EXISTING



Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		41	种		Y	
Traffic Vol, veh/h	31	1032	1315	7	9	23
Future Vol, veh/h	31	1032	1315	7	9	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage	, # -	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	1086	1384	7	9	24

Major/Minor	Major1	Ν	/lajor2	1	Minor2				
Conflicting Flow All	1392	0	-	0	1996	696			
Stage 1	-	-	-	-	1388	-			
Stage 2	-	-	-	-	608	-			
Critical Hdwy	4.14	-	-	-	6.84	6.94			
Critical Hdwy Stg 1	-	-	-	-	5.84	-			
Critical Hdwy Stg 2	-	-	-	-	5.84	-			
Follow-up Hdwy	2.22	-	-	-	3.52	3.32			
Pot Cap-1 Maneuver	*823	-	-	-	*240	*550			
Stage 1	-	-	-	-	*519	-			
Stage 2	-	-	-	-	*653	-			
Platoon blocked, %	1	-	-	-	1	1			
Mov Cap-1 Maneuver	*823	-	-	-	*216	*550			
Mov Cap-2 Maneuver	-	-	-	-	*216	-			
Stage 1	-	-	-	-	*519	-			
Stage 2	-	-	-	-	*587	-			
Approach	EB		WB		SB				
HCM Control Delay, s	0.8		0		15.3				
HCM LOS					С				
Minor Lane/Major Mvn	nt	EBL	EBT	WBT	WBR	SBLn1			
Capacity (veh/h)		* 823	-	-	-	383			
HCM Lane V/C Ratio		0.04	-	-	-	0.088			
HCM Control Delay (s)		9.6	0.5	-	-	15.3			
HCM Lane LOS		A	A	-	-	C			
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3			
Notes									
~: Volume exceeds ca	nacity	\$. Do		eeds 3	10e	+ Comr	utation Not Defined	*: All major volume in platoon	_
	pacity	φ. De	ay exc	eeus J		Comp			

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		41	种		Y	
Traffic Vol, veh/h	35	1812	1360	11	4	50
Future Vol, veh/h	35	1812	1360	11	4	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage	, # -	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	37	1907	1432	12	4	53

Major/Minor	Major1	Ν	/lajor2	1	Minor2			
Conflicting Flow All	1443	0	-	0	2464	722		
Stage 1	-	-	-	-	1437	-		
Stage 2	-	-	-	-	1027	-		
Critical Hdwy	4.14	-	-	-	6.84	6.94		
Critical Hdwy Stg 1	-	-	-	-	5.84	-		
Critical Hdwy Stg 2	-	-	-	-	5.84	-		
Follow-up Hdwy	2.22	-	-	-	3.52	3.32		
Pot Cap-1 Maneuver	*823	-	-	-	*85	*550		
Stage 1	-	-	-	-	*519	-		
Stage 2	-	-	-	-	*341	-		
Platoon blocked, %	1	-	-	-	1	1		
Mov Cap-1 Maneuver		-	-	-	*85	*550		
Mov Cap-2 Maneuver	• -	-	-	-	*85	-		
Stage 1	-	-	-	-	*519	-		
Stage 2	-	-	-	-	*341	-		
Approach	EB		WB		SB			
HCM Control Delay, s	s 0.2		0		15.8			
HCM LOS					С			
Minor Lane/Major Mvi	mt	EBL	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)		* 823	-	-	-	391		
HCM Lane V/C Ratio		0.045	-	-	-	0.145		
HCM Control Delay (s	3)	9.6	0	-	-	15.8		
HCM Lane LOS	,	A	A	-	-	С		
HCM 95th %tile Q(veh	n)	0.1	-	-	-	0.5		
Notes								
~: Volume exceeds ca	anacity	\$∙ Do		eeds 3	າດຄ	L' Comr	outation Not Defined	*: All major volume in platoon
	apacity	φ. De	ay exc	eeus 31	.05	r. Comp		

APPENDIX F

CAPACITY ANALYSIS WORKSHEETS BACKGROUND



Intersection

Int Delay, s/veh	1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		414	1		Y	
Traffic Vol, veh/h	54	1065	1358	12	20	53
Future Vol, veh/h	54	1065	1358	12	20	53
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage,	# -	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	57	1121	1429	13	21	56

Major/Minor	Major1	Ν	lajor2	1	Minor2				
Conflicting Flow All	1442	0	-	0	2110	721			
Stage 1	-	-	-	-	1436	-			
Stage 2	-	-	-	-	674	-			
Critical Hdwy	4.14	-	-	-	6.84	6.94			
Critical Hdwy Stg 1	-	-	-	-	5.84	-			
Critical Hdwy Stg 2	-	-	-	-	5.84	-			
Follow-up Hdwy	2.22	-	-	-	3.52	3.32			
Pot Cap-1 Maneuver	*823	-	-	-	*240	*550			
Stage 1	-	-	-	-	*519	-			
Stage 2	-	-	-	-	*609	-			
Platoon blocked, %	1	-	-	-	1	1			
Mov Cap-1 Maneuver		-	-	-	*196	*550			
Mov Cap-2 Maneuver	-	-	-	-	*196	-			
Stage 1	-	-	-	-	*519	-			
Stage 2	-	-	-	-	*497	-			
Approach	EB		WB		SB				
HCM Control Delay, s	1.2		0		17.3				
HCM LOS					С				
Minor Lane/Major Mvr	nt	EBL	EBT	WBT	WBR	SBLn1			
Capacity (veh/h)		* 823			-	368			
HCM Lane V/C Ratio		0.069	-	-	-	0.209			
HCM Control Delay (s	;)	9.7	0.8	-	-	17.3			
HCM Lane LOS		A	A	-	-	C			
HCM 95th %tile Q(veh	ו)	0.2	-	-	-	0.8			
	,								
Notes	nooitu	¢, D-		anda 20	100	Corre	utation Not Defined	* All major volume in plates	
~: Volume exceeds ca	apacity	э: De	ay exc	eeds 30	JUS -	+. Comp	utation Not Defined	*: All major volume in platoon	

Intersection

Int Delay, s/veh	1						
Movement	EBL	EBT	WBT	WBR	SBL	SBR	
Lane Configurations		41	1		Y		
Traffic Vol, veh/h	69	1871	1404	22	8	100	
Future Vol, veh/h	69	1871	1404	22	8	100	
Conflicting Peds, #/hr	0	0	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Stop	Stop	
RT Channelized	-	None	-	None	-	None	!
Storage Length	-	-	-	-	0	-	
Veh in Median Storage,	# -	0	0	-	0	-	
Grade, %	-	0	0	-	0	-	
Peak Hour Factor	95	95	95	95	95	95	
Heavy Vehicles, %	2	2	2	2	2	2	
Mvmt Flow	73	1969	1478	23	8	105	

Major/Minor	Major1	Ν	lajor2	1	Minor2			
Conflicting Flow All	1501	0	-	0	2619	751		
Stage 1	-	-	-	-	1489	-		
Stage 2	-	-	-	-	1130	-		
Critical Hdwy	4.14	-	-	-	6.84	6.94		
Critical Hdwy Stg 1	-	-	-	-	5.84	-		
Critical Hdwy Stg 2	-	-	-	-	5.84	-		
Follow-up Hdwy	2.22	-	-	-	3.52	3.32		
Pot Cap-1 Maneuver	*753	-	-	-	*45	*503		
Stage 1	-	-	-	-	*475	-		
Stage 2	-	-	-	-	*296	-		
Platoon blocked, %	1	-	-	-	1	1		
Mov Cap-1 Maneuver		-	-	-	*45	*503		
Mov Cap-2 Maneuver	-	-	-	-	*45	-		
Stage 1	-	-	-	-	*475	-		
Stage 2	-	-	-	-	*296	-		
Approach	EB		WB		SB			
HCM Control Delay, s	0.4		0		25.5			
HCM LOS					D			
Minor Lane/Major Mvi	nt	EBL	EBT	WBT	WBR	SBLn1		
Capacity (veh/h)		* 753	-	-	-	287		
HCM Lane V/C Ratio		0.096	-	-	-	0.396		
HCM Control Delay (s	;)	10.3	0	-	-	25.5		
HCM Lane LOS	/	В	Ă	-	-	D		
HCM 95th %tile Q(veh	ו)	0.3	-	-	-	1.8		
Notes								
~: Volume exceeds ca	apacity	\$: De	lav exc	eeds 30)0s ·	+: Comr	outation Not Defined	*: All major volume in platoon

APPENDIX G

CAPACITY ANALYSIS WORKSHEETS FUTURE WITH PROJECT



Intersection							
Int Delay, s/veh	1.2						
III Delay, S/Vell	1.2						
Movement	EBL	EBT	WBT	WBR	SBL	SBR	ł
Lane Configurations		414	* 1+		Y		
Traffic Vol, veh/h	57	1069	1369	13	24	62	2
Future Vol, veh/h	57	1069	1369	13	24	62)
Conflicting Peds, #/hr	0	0	0	0	0	0)
Sign Control	Free	Free	Free	Free	Stop	Stop)
RT Channelized	-	None	-	None	-	None	ę
Storage Length	-	-	-	-	0	-	
Veh in Median Storage	e, # -	0	0	-	0	-	
Grade, %	-	0	0	-	0	-	
Peak Hour Factor	95	95	95	95	95	95	j
Heavy Vehicles, %	2	2	2	2	2	2)
Mvmt Flow	60	1125	1441	14	25	65	5

Major/Minor	Major1	Ν	/lajor2		Minor2				
Conflicting Flow All	1455	0	-	0	2131	727			
Stage 1	-	-	-	-	1448	-			
Stage 2	-	-	-	-	683	-			
Critical Hdwy	4.14	-	-	-	6.84	6.94			
Critical Hdwy Stg 1	-	-	-	-	5.84	-			
Critical Hdwy Stg 2	-	-	-	-	5.84	-			
Follow-up Hdwy	2.22	-	-	-	3.52	3.32			
Pot Cap-1 Maneuver	*823	-	-	-	*240	*550			
Stage 1	-	-	-	-	*519	-			
Stage 2	-	-	-	-	*609	-			
Platoon blocked, %	1	-	-	-	1	1			
Mov Cap-1 Maneuver	*823	-	-	-	*193	*550			
Mov Cap-2 Maneuver	-	-	-	-	*193	-			
Stage 1	-	-	-	-	*519	-			
Stage 2	-	-	-	-	*491	-			
Approach	EB		WB		SB				
HCM Control Delay, s	1.3		0		18.2				
HCM LOS					С				
Minor Lane/Major Mvn	nt	EBL	EBT	WBT	WBR	SBLn1			
Capacity (veh/h)	-	* 823	-	-	-	363			
HCM Lane V/C Ratio		0.073	-	-	-	0.249			
HCM Control Delay (s))	9.7	0.9	-	-	18.2			
HCM Lane LOS		A	A	-	-	C			
HCM 95th %tile Q(veh)	0.2	-	-	-	1			
Notes	,								
	nacity	¢, D-		anda 24	10-	Corre	utation Nat Dafined	* All major valuma in platar	
~: Volume exceeds ca	pacity	a: De	iay exc	eeds 3	JUS ·	+: Comp	utation Not Defined	*: All major volume in platoon	

Intersection							
Int Delay, s/veh	1.3						
•		FDT			0.01	000	
Movement	EBL	EBT	WBT	WBR	SBL	SBR	
Lane Configurations		414	朴		Y		
Traffic Vol, veh/h	79	1883	1412	25	9	106	j
Future Vol, veh/h	79	1883	1412	25	9	106	;
Conflicting Peds, #/hr	0	0	0	0	0	0)
Sign Control	Free	Free	Free	Free	Stop	Stop)
RT Channelized	-	None	-	None	-	None	•
Storage Length	-	-	-	-	0	-	
Veh in Median Storage	, # -	0	0	-	0	-	•
Grade, %	-	0	0	-	0	-	
Peak Hour Factor	95	95	95	95	95	95	j
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	83	1982	1486	26	9	112	2

Major/Minor	Major1	Ν	lajor2		Minor2				
Conflicting Flow All	1513	0	-	0	2656	756			
Stage 1	-	-	-	-	1499	-			
Stage 2	-	-	-	-	1157	-			
Critical Hdwy	4.14	-	-	-	6.84	6.94			
Critical Hdwy Stg 1	-	-	-	-	5.84	-			
Critical Hdwy Stg 2	-	-	-	-	5.84	-			
Follow-up Hdwy	2.22	-	-	-	3.52	3.32			
Pot Cap-1 Maneuver	*753	-	-	-	*34	*503			
Stage 1	-	-	-	-	*475	-			
Stage 2	-	-	-	-	*296	-			
Platoon blocked, %	1	-	-	-	1	1			
Mov Cap-1 Maneuver		-	-	-	*34	*503			
Mov Cap-2 Maneuver	• -	-	-	-	*34	-			
Stage 1	-	-	-	-	*475	-			
Stage 2	-	-	-	-	*296	-			
Approach	EB		WB		SB				
HCM Control Delay, s	6.4		0		33.9				
HCM LOS					D				
Minor Lane/Major Mvi	mt	EBL	EBT	WBT	WBR S	SBLn1			
Capacity (veh/h)		* 753	-	-	-	242			
HCM Lane V/C Ratio		0.11	-	-	-	0.5			
HCM Control Delay (s	s)	10.4	0	-	-	33.9			
HCM Lane LOS	,	В	A	-	-	D			
HCM 95th %tile Q(veh	n)	0.4	-	-	-	2.6			
Notes									
~: Volume exceeds ca	apacity	\$: De	lay exc	eeds 30)0s -	-: Com	outation Not Defined	*: All major volume in platoon	



McNaughton Development Heather Highlands Market Assessment and Demand Analysis Village of Hinsdale, DuPage County, Illinois April 2020

210 Cedar Ave. | St. Charles, Illinois 60174 | (630) 544-7826



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Background, Objective, and Key Assumptions



Background Housing Trends, LLC was retained by McNaughton Development to assess the viability of the Subject location and make product and pricing recommendations that will maximize revenue and velocity at the proposed Heather Highlands community. The property is located in the Village of Hinsdale, north of Ogden Ave and east of N. Adams St. Objective The objective of this assignment was to compile and evaluate pertinent housing information in order to provide product, pricing and absorption projections for the recommended product type. To achieve the objective of this assignment, information on the Subject was reviewed, the Subject site was visited, and information was compiled and analyzed on: actively selling new home communities as well as existing home sales in the Target Market Area (portions of DuPage and Cook Counties.) **Key Assumptions** It is important to note that our pricing recommendations and absorption targets assume certain parameters regarding project execution. To achieve the prices and sales rates reflected in this report, it is assumed that the community will: 1) offer floor plan sizes and types as proposed, 2) be executed in a quality "market appropriate" manner with a community entrance, monumentation, landscaping, amenities, spec levels, and unit finishes in-line with market expectations, 3) have advertising and marketing efforts generating gualified shopper traffic commensurate with market comps achieving comparable sales rates, 4) have an on-site sales office open at least five days per week, 5) have fully decorated model homes reflecting each product type, and 6) have experienced sales agents familiar with the local market. In terms of product, as a general guide we have assumed that Builder product would be commensurate with other new home communities in the Target Market Area. If the Builder does not meet these conditions, it could have adverse impacts on project performance that could impact achievable prices and/or sales rates.

Contact Information For questions and/or comments regarding this report, please contact:

Lance Ramella, President Housing Trends, LLC 210 Cedar Avenue St. Charles, IL 60174 Iramella@housingtrendsllc.com 630.544.7826



Executive Summary



Executive Summary – Key Observations and Recommendations

- The annual employment growth rate was as low as 0.0% as recently as November 2019. Since that time, employment
 has grown to 0.6%. We expect employment growth to remain on a temporary pause through most of 2020 as the United
 States struggles to contain the Coronavirus. We expect employment to increase rapidly as soon as this crisis is
 resolved.
- Single-family permit activity fell by approximately 10.1% from 2018 to 2019. We anticipate single-family permits to fall again in 2020 as building activity has slowed due to the Coronavirus. This decline should create a pent-up demand situation as we return to normal economic activity in 2021.
- Our proprietary demand analysis indicates that there is significant demand for homebuyers in the 35-74 year-old categories with median household incomes over \$200,000. Based on this demand analysis, we believe that there is sufficient demand for the recommended product and pricing at the Subject.
- The primary reason for success for new residential communities is proximity to employment. The commute time to downtown Chicago via the Hinsdale Metra Station is only 25 minutes. In addition, the drive time to downtown Chicago is generally 30 minutes (depending on traffic). The Subject is also only minutes away from the I-88 employment corridor, which is the second largest employment center in the region.
- The Subject is located within the Consolidated School District 181 and Hinsdale High School District 86. The assigned schools to the Subject property (Monroe Elementary, Clarendon Hills Middle and Hinsdale Central High School) are among the top achieving schools in the region. Hinsdale High School is considered a top 10 high school in the state while the elementary and middle schools are ranked in the top 100 in the state.
- The Hinsdale "brand name" adds value to the Subject versus surrounding communities as Hinsdale is one of the most desirable communities in the Western Suburbs of Chicago.
- The Subject site is very convenient to local transportation corridors with easy access to I-88 via Highway 83 (0.3 miles to the west) and easy access to the Tri-State Tollway (1.4 miles to the east). In addition, the Hinsdale Metra Rail Station is located 1.6 miles to the south in downtown Hinsdale.



Product Positioning and Absorption

• Single-Family Ranch

The developer is planning to build 23 single-family ranch homes on 45' wide lots. These units are recommended to range in size from 2,300 to 3.200 square feet. These plans will be attractive to active adult buyers downsizing from large, local homes and seeking a maintenance free, single-level living environment. The Subject will have a competitive advantage over most single-family ranch homes as the units will be maintenance free, which is unique for this market. We are estimating a monthly absorption rate of 1.0/month for the Single-Family Ranch homes.

• Traditional Single-Family

The developer is planning to build 23 traditional single-family homes on cluster lots. These units are recommended to range in size from 3,600 to 4,100 square feet and have all bedrooms upstairs (with the exception of dens). These plans will be attractive to family buyers moving from Chicago in search of excellent schools as well as local family buyers seeking to buy a new home and/or reduce exterior maintenance. The primary competitor for the Traditional Single-Family homes will be local resales. We have positioned the Subject slightly below the overall single-family trendline. However, we also reviewed single-family resale homes on similar sized lots (less than 8,000 sq. ft.) and with unit sizes between 3,000 to 5,000 sq. ft. and built since 2000. Using these comps, the Subject is positioned above the trendline. The Subject will have a competitive advantage over most single-family homes as the units will be maintenance free, which is unique for this market. We are estimating a monthly absorption rate of 1.0 for the Traditional Single-Family homes.



Executive Summary – Pricing Recommendations – Traditional SF

The developer is planning to build 23 standard single-family homes on cluster lots and 23 single-family ranch homes. These plans will be attractive to family buyers moving from Chicago in search of excellent schools, local family buyers seeking to buy a new home and/or reduce exterior maintenance and active adult buyers seeking to downsize from a large home in the local area.

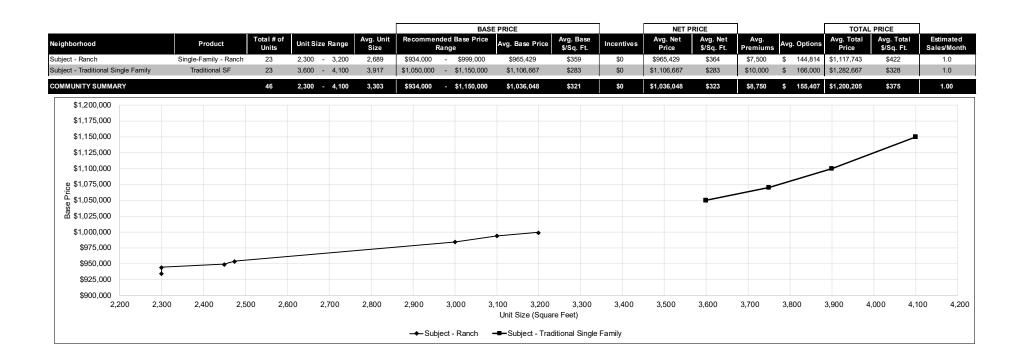
Subject - Ranc	:h															McNa	ughton Dev	velopmer
Product:		Single-Fa	mily - Ranch	Municipa	lity:		Hinsdale			Total Units:		23	Notes:					
ot Size:		3,150		County:			DuPage			Total Sold:		0						
ot Dimensions:		45' x 70'		High Sch	ool Distric	t:	Hinsdale Co	entral		Units Rema	iining:	23						
Sales Open Date:		Jan-21		Audit Dat	e:		N/A			Overall Sale	es Rate:	1.0						
		Pro	oduct				Prop. Tax	es & HOA				Pric	ing				Fina	incing
						Master					Net Base	Avg.	Avg.	Avg.		Total	Monthly Pmt	31% Incom
Plan Name	Sq. Ft.	Beds	Baths	Floors	Garage	Down	Tax Rate	HOA	Base Price	Incentives	Price	\$/Sq. Ft.	Options	Premiums	Total Price	\$/Sq. Ft.	at 4.0%	to Qualify
Essex	2,300	2	2.5	1	2	х	2.5%	\$150	\$934,000	\$0	\$934,000	\$406	\$ 140,100	\$7,500	\$1,081,600	\$470.26	\$6,849	\$305,739
Brunswick	2,300	2	2.5	1	2	х	2.5%	\$150	\$944,000	\$0	\$944,000	\$410	\$ 141,600	\$7,500	\$1,093,100	\$475.26	\$6,921	\$308,953
Ashford	2,450	2	2.5	1	2	х	2.5%	\$150	\$949,000	\$0	\$949,000	\$387	\$ 142,350	\$7,500	\$1,098,850	\$448.51	\$6,956	\$310,516
Fenwick	2,475	2	2.5	1	2	х	2.5%	\$150	\$954,000	\$0	\$954,000	\$385	\$ 143,100	\$7,500	\$1,104,600	\$446.30	\$6,992	\$312,123
Carlisle II	3,000	3	2.5	2	2	х	2.5%	\$150	\$984,000	\$0	\$984,000	\$328	\$ 147,600	\$7,500	\$1,139,100	\$379.70	\$7,205	\$321,631
Bostonian	3,100	3	2.5	2	2	х	2.5%	\$150	\$994,000	\$0	\$994,000	\$321	\$ 149,100	\$7,500	\$1,150,600	\$371.16	\$7,277	\$324,845
Astoria	3,200	3	2.5	2	2	х	2.5%	\$150	\$999,000	\$0	\$999,000	\$312	\$ 149,850	\$7,500	\$1,156,350	\$361.36	\$7,312	\$326,408
Total/Average:	2,689								\$965,429	\$0	\$965,429	\$364	\$ 144,814	\$7,500	\$1,117,743	\$421.79	\$7,073	\$315,745
Subject - Trad																		

Subject - Trad	itional Si	ingle Fa	mily													McNa	ughton Dev	velopment
Product:		Traditiona	al SF	Municipa	lity:		Hinsdale			Total Units:		23	Notes:					
Lot Size:		2,800		County:			DuPage			Total Sold:		0						
Lot Dimensions:		40' x 70'		High Sch	ool District	t:	Hinsdale C	entral		Units Rema	aining:	23						
Sales Open Date:		Jan-21		Audit Dat	e:		N/A			Overall Sale	es Rate:	1.0						
		Pro	oduct				Prop. Tax	kes & HOA				Prici	ng				Fina	ncing
						Master					Net Base	Avg.	Avg.	Avg.		Total	Monthly Pmt	31% Income
Plan Name	Sq. Ft.	Beds	Baths	Floors	Garage	Down	Tax Rate	HOA	Base Price	Incentives	Price	\$/Sq. Ft.	Options	Premiums	Total Price	\$/Sq. Ft.	at 4.0%	to Qualify
1	3,600	4	3.5	2	2		2.5%	\$150	\$1,050,000	\$0	\$1,050,000	\$292	\$ 157,500	\$10,000	\$1,217,500	\$338.19	\$7,691	\$343,326
2	3,750	4	3.5	2	2		2.5%	\$150	\$1,070,000	\$0	\$1,070,000	\$285	\$ 160,500	\$10,000	\$1,240,500	\$330.80	\$7,834	\$349,710
3	3,900	4	3.5	2	2		2.5%	\$150	\$1,100,000	\$0	\$1,100,000	\$282	\$ 165,000	\$10,000	\$1,275,000	\$326.92	\$8,047	\$359,218
4	4,100	4	3.5	2	2		2.5%	\$150	\$1,150,000	\$0	\$1,150,000	\$280	\$ 172,500	\$10,000	\$1,332,500	\$325.00	\$8,403	\$375,110
Total/Average:	3,917								\$1,106,667	\$0	\$1,106,667	\$283	\$ 166,000	\$10,000	\$1,282,667	\$327.57	\$7,994	\$361,346



Executive Summary – Product and Pricing Recommendations Summary

Below is a summary of the product and pricing recommendations for the Subject property.





Executive Summary – Price Appreciation and Potential Sellout

Due to the presence of the Coronavirus in the market, we are forecasting no new home price appreciation for the Chicago region in 2020. We believe that new home price appreciation will rebound in 2021 and 2022 and 1.0% for 2023 and 2024. If the impact from the Coronavirus persists into 2021 and beyond, new home price appreciation rates will be impacted negatively.

	Price Appr	eciation				0.0%	2.0%	2.0%	1.0%
Neighborhood	Product	Lot Size	Dimensions	Units	Base Price	2020	2021	2022	2023
Subject - Ranch	Single-Family - Ranch	3,150	45' x 70'	23	\$965,429	\$965,429	\$984,737	\$1,004,432	\$1,014,476
Subject - Traditional Single Family	Traditional SF	2,800	40' x 70'	23	\$1,106,667	\$1,106,667	\$1,128,800	\$1,151,376	\$1,162,890
	AVERAGE:			46		\$1,036,048	\$1,056,769	\$1,077,904	\$1,088,683

	Absorption Ap	opreciation				0.0%	0.0%	0.0%	0.0%
Neighborhood	Product	Lot Size	Dimensions	Units	Absorption	2020	2021	2022	2023
Subject - Ranch	Single-Family - Ranch	3,150	45' x 70'	23	1.0	1.0	1.0	1.0	1.0
Subject - Traditional Single Family	Traditional SF	2,800	40' x 70'	23	1.0	1.0	1.0	1.0	1.0
	AVERAGE:			46	2.0	2.0	2.0	2.0	2.0

	Potential E	Buildout						
Neighborhood	Product	Lot Size	Dimensions	Units	2020	2021	2022	2023
Subject - Ranch	Single-Family - Ranch	3,150	45' x 70'	23	0	12	11	0
Subject - Traditional Single Family	Traditional SF	2,800	40' x 70'	23	0	12	11	0
				46	0	24	22	0

Source: Housing Trends, LLC



Executive Summary – Household Formations – 7.5-Mile Radius

ESRI projects that household formations within a 7.5-mile radius from the Subject site will increase by a total of 426 households in the next five years (.02%). However, in the 35-44 and 55-74 age categories with median household incomes above \$200,000, households are expected to increase by 19.5% and 13.7% respectively.

			ŀ	ge Cohor	i			Total
2019 Households	<25	25-34	35-44	45-54	55-64	65-74	>75	Households
<\$15K	543	1,648	1,579	1,680	2,778	2,514	3,664	14,40
\$15K-\$25K	423	1,389	1,379	1,459	2,466	2,932	4,484	14,53
\$25K-\$35K	530	2,126	1,649	1,562	1,970	2,585	4,287	14,70
\$35K-\$50K	716	3,236	3,028	2,833	3,074	3,882	5,497	22,26
\$50K-\$75K	937	4,717	4,442	5,003	6,875	6,903	6,051	34,92
\$75K-\$100K	426	4,085	5,146	5,225	7,317	6,045	2,107	30,35
\$100K-\$150K	387	5,353	8,295	9,346	9,787	5,880	2,872	41,92
\$150K-\$200K	91	2,110	4,332	5,581	5,733	2,471	1,018	21,33
>\$200K	108	1,825	5,902	8,495	7,817	3,716	1,199	29,06
Total Households	4,161	26,489	35,752	41,184	47,817	36,928	31,179	223,51
2024 Households								
<\$15K	501	1,313	1,296	1,294	1,958	2,270	3,767	12,39
\$15K-\$25K	341	1,313	1,290	1,294	1,938	2,270	4,493	12,39
\$25K-\$35K	432	1,105	1,003	1,079	1,803	2,024	4,493	12,51
\$35K-\$50K	432 659	2,805	2,531	2,185	2,258	2,355	4,430 5,806	12,03
\$50K-\$75K	915	2,803 4,284	4,064	4,095	2,238 5,704	3,373 7,065	6,836	32,96
\$75K-\$100K	424	4,204 3,908	4,004 5,011	4,655	6,298	6,567	2,633	32,90 29,49
\$100K-\$150K	424	5,964	9,174	4,000 8,982	9,518	7,223	4,081	45,36
\$150K-\$200K	110	2,744	5,676	6,113	6,413	3,431	1,627	26,11
>\$200K	115	2,186	7,058	8,346	8,124	4,992	1,811	32,63
Total Households	3,919	25,981	37,162	37,788	43,496	40,100	35,490	223,93
Projected Change in Hous	eholds						,	
<\$15K	(42)	(335)	(283)	(386)	(820)	(244)	103	(2,00
\$15K-\$25K	(82)	(284)	(314)	(380)	(661)	(308)	9	(2,02
\$25K-\$35K	(98)	(454)	(362)	(523)	(552)	(230)	149	(2,07
\$35K-\$50K	(57)	(431)	(497)	(648)	(816)	(309)	309	(2,44
\$50K-\$75K	(22)	(433)	(378)	(908)	(1,171)	162	785	(1,96
\$75K-\$100K	(2)	(177)	(135)	(570)	(1,019)	522	526	(85
\$100K-\$150K	35	611	879	(364)	(269)	1,343	1,209	3,44
\$150K-\$200K	19	634	1,344	532	680	960	609	4,77
>\$200K	7	361	1,156	(149)	307	1,276	612	3,57
Projected Total Change	(242)	(508)	1,410	(3,396)	(4,321)	3,172	4,311	42



Executive Summary – **New Home Demand – 7.5-Mile Radius**

We used a 7.5-mile radius for the New Home Demand Analysis, which encompasses portions of DuPage and Cook Counties. For the purposes of this analysis, we reviewed only annual household incomes above \$200,000. According to our demand model, there is demand for 491 new homes annually within 7.5-miles of the Subject site with annual incomes above \$200,000 between the ages of 35 and 74, which would be the typical buyer for this product. This demand more than supports the proposed 46-unit development at the Subject site.

Existing Households - Turnover

	Income to																									
Income Cohort	Mort. (1)	Home Value (2)		Existing	g Househ	olds (3)			% Ho	me Owne	ers (4)			H	ome Owr	iers			Turno	ver (5)		Hon	ne Own	ers - Ann	ual Turno	over
			25-34	35-44	45-54	55-74	Total	<35	35-44	45-54	55-74	Total	<35	35-44	45-54	55-74	Total	<35	35-44	45-54	55-74	<35	35-44	45-54	55-74	Total
\$0 - \$50,000	35%	\$0 - \$155,000	8,399	7,635	7,534	22,201	45,769	5%	10%	20%	30%	16%	420	764	1,507	6,660	9,351	12%	11%	10%	6%	50	84	151	400	685
\$50,000 - \$75,000	33%	\$155,000 - \$253,000	4,717	4,442	5,003	13,678	27,840	25%	35%	40%	45%	36%	1,179	1,555	2,001	6,155	10,890	12%	11%	10%	6%	142	171	200	369	882
\$75,000 - \$100,000	31%	\$253,000 - \$295,000	4,085	5,146	5,255	13,362	27,848	35%	50%	50%	60%	49%	1,430	2,573	2,628	8,017	14,647	12%	11%	10%	6%	172	283	263	481	1,198
\$100,000 - \$150,000	30%	\$295,000 - \$452,000	5,353	8,295	9,346	15,667	38,661	55%	65%	70%	85%	69%	2,944	5,392	6,542	13,317	28,195	12%	11%	10%	6%	353	593	654	799	2,400
\$150,000 - \$200,000	28%	\$452,000 - \$575,000	2,110	4,332	5,581	8,204	20,227	75%	80%	85%	90%	83%	1,583	3,466	4,744	7,384	17,176	12%	11%	10%	6%	190	381	474	443	1,489
\$200,000 +	25%	\$575,000 -	1,825	5,902	8,495	11,533	27,755	80%	85%	90%	90%	86%	1,460	5,017	7,646	10,380	24,502	12%	11%	10%	6%	175	552	765	623	2,114
Total			26,489	35,752	41,214	84,645	188,100	46%	54%	59%	67%	56%	9,016	18,765	25,067	51,913	104,761	12%	11%	10%	6%	1,082	2,064	2,507	3,115	8,768

New Households

	Income to																									
Income Cohort	Mort.	Home Value	1	New Hous	seholds - J	Annual (3)			% Ho	me Own	ers (4)			New	Home Ov	vners			Turi	nover		New H	lome Ov	ners - A	nnual Tu	rnover
			25-34	35-44	45-54	55-74	Total	<35	35-44	45-54	55-74	Total	<35	35-44	45-54	55-74	Total	<35	35-44	45-54	55-74	<35	35-44	45-54	55-74	Total
\$0 - \$50,000	35%	\$0 - \$155,000	(1,504)	(1,456)	(1,937)	(3,940)	(8,837)	5%	10%	20%	30%	16%	(75)	(146)	(387)	(1,182)	(1,790)	100%	100%	100%	100%	(75)	(146)	(387)	(1,182)	(1,790)
\$50,000 - \$75,000	33%	\$155,000 - \$253,000	(431)	(378)	(908)	(1,009)	(2,726)	25%	35%	40%	45%	36%	(108)	(132)	(363)	(454)	(1,057)	100%	100%	100%	100%	(108)	(132)	(363)	(454)	(1,057)
\$75,000 - \$100,000	31%	\$253,000 - \$295,000	(433)	(135)	(570)	(497)	(1,635)	35%	50%	50%	60%	49%	(152)	(68)	(285)	(298)	(802)	100%	100%	100%	100%	(152)	(68)	(285)	(298)	(802)
\$100,000 - \$150,000	30%	\$295,000 - \$452,000	(177)	879	(364)	1,074	1,412	55%	65%	70%	85%	69%	(97)	571	(255)	913	1,132	100%	100%	100%	100%	(97)	571	(255)	913	1,132
\$150,000 - \$200,000	28%	\$452,000 - \$575,000	611	1,344	532	1,640	4,127	75%	80%	85%	90%	83%	458	1,075	452	1,476	3,462	100%	100%	100%	100%	458	1,075	452	1,476	3,462
\$200,000 +	25%	\$575,000 -	634	1,156	(149)	1,583	3,224	80%	85%	90%	90%	86%	507	983	(134)	1,425	2,780	100%	100%	100%	100%	507	983	(134)	1,425	2,780
Total			(1,300)	1,410	(3,396)	(1,149)	(4,435)	46%	54%	59%	67%	56%	534	2,284	(972)	1,879	3,724	100%	100%	100%	100%	534	2,284	(972)	1,879	3,724

New Home Demand - A	viiluai																	
	Income to	1																
Income Cohort	Mort.	Home Value	Turnover Demand				% Buy New (6)					Annual New Home Demand						
			25-34	35-44	45-54	55-74	Total	<35	35-44	45-54	55-74	Total	<35	35-44	45-54	55-74	Total	Share
\$0 - \$50,000	35%	\$0 - \$155,000	(25)	(62)	(237)	(782)	(1,106)	0%	0%	0%	0%	0%	-	-	-	-	-	0%
\$50,000 - \$75,000	33%	\$155,000 - \$253,000	34	39	(163)	(85)	(175)	7%	8%	8%	9%	8%	2	3	(13)	(8)	(15)	-1%
\$75,000 - \$100,000	31%	\$253,000 - \$295,000	20	216	(22)	183	396	9%	9%	9%	10%	9%	2	19	(2)	18	37	2%
\$100,000 - \$150,000	30%	\$295,000 - \$452,000	256	1,164	399	1,712	3,532	10%	11%	12%	12%	11%	26	128	48	205	407	26%
\$150,000 - \$200,000	28%	\$452,000 - \$575,000	648	1,456	927	1,919	4,950	10%	11%	12%	12%	11%	65	160	111	230	566	36%
\$200,000 +	25%	\$575,000 -	682	1,534	630	2,047	4,895	10%	11%	12%	12%	11%	68	169	76	246	558	36%
Total			1,615	4,348	1,534	4,994	12,492						163	480	220	692	1,554	100%

Sources:

(1) US Census - American Factfinder

New Dense Bernard Annual

(2) Assumes 10% Down Payment, 30-Year Mortgage at 4.0% Fixed Annual Rate, 2.7% Property Taxes

(3) ESRI

(4) ESRI

(5) US Census - American Factfinder

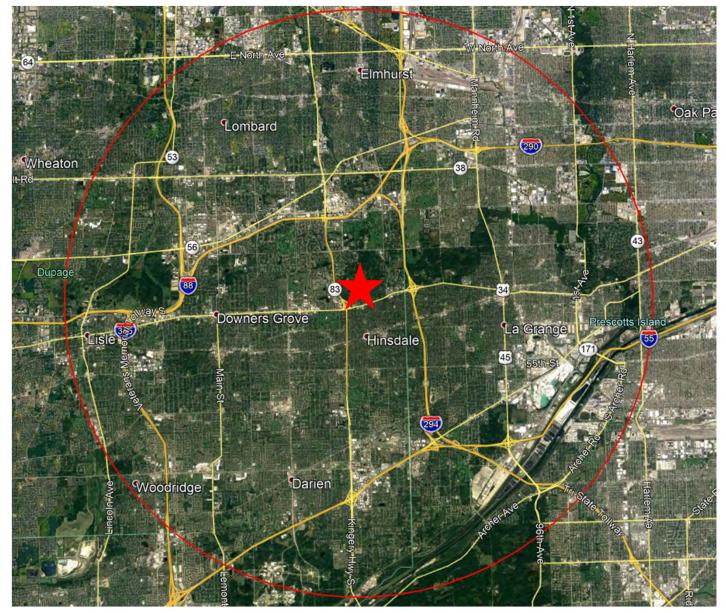
(6) DataQuick - precentage of overall home sales that are new - long term average

Source: ESRI, Housing Trends, LLC



Executive Summary – **Competitive Market Area – 7.5-Mile Radius**

In order to assess new home demand, we used data from a 7.5-mile radius from the Subject site.



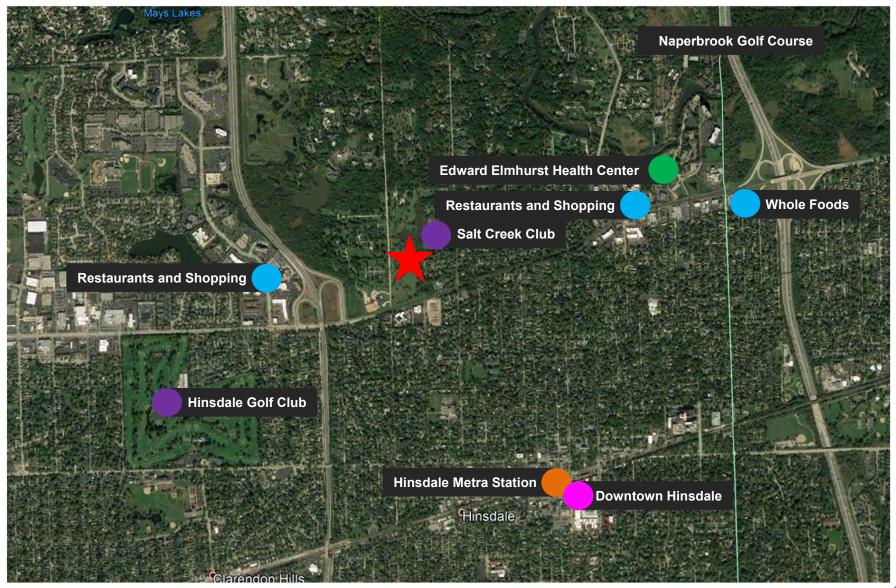


Location Analysis



Location Analysis – Subject Site Location

The Subject is well located in Hinsdale just east of Highway 83 and approximately 1.4 miles west of I-294. The site is also convenient to shopping, recreation, services and hospitals.



www.housingtrendsllc.com

Source: Google, Housing Trends, LLC 15



Location Analysis – **Subject Site Location**

The Subject is located north of Ogden Rd. and east of Adams St.



Source: McNaughton Development, Google Earth Pro, Housing Trends, LLC



Location Analysis – Preliminary Site Plan

For the purpose of this analysis, we only analyzed the 23 single-family cluster lots and 23 single-family ranch lots identified as Parcel 1 on the site plan below. We did not analyze the three custom lots identified as Parcel 2.





Location Analysis – High School Rankings

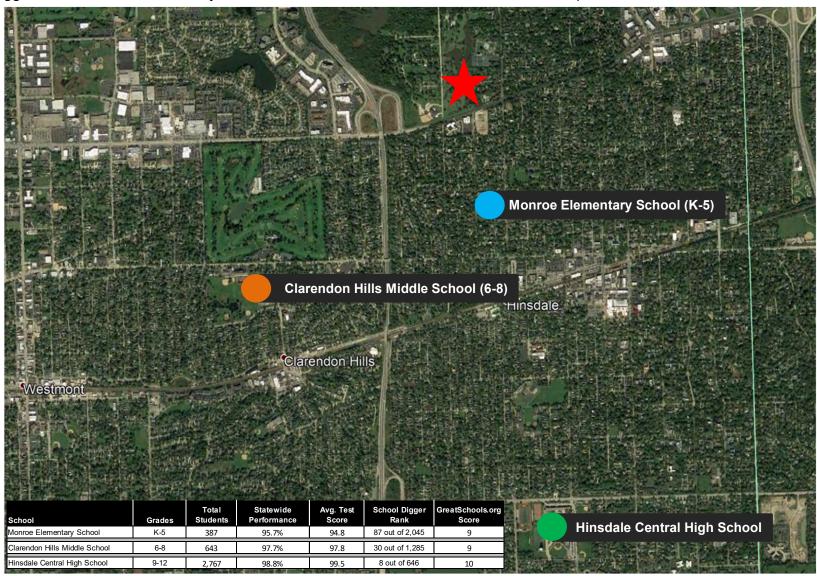
The Subject is located in the Hinsdale Central High School District, which scores a high "A" on our high school rating system. Hinsdale Central High School is widely regarded as one of the top public high schools in the Chicago Suburbs. Below is a ranking of all public high schools in DuPage County.

High School					Overall Ranking and Grade		SAT		Attend College		Grad Rate		College Readiness		Great Schools		School Digger	
High School Name	Address	City	County	Score	Grade	Score	HT Rating	12 Months	HT Rating	%	HT Rating	%	HT Rating	Rating	HT Rating	Rank	HT Rating	
Neuqua Valley	2460 95th St.	Naperville	DuPage	5.0	A	1213	5	87.4	5	97.9	5	85.9	5	10	5	13	5	
Naperville Central	440 Aurora Ave.	Naperville	DuPage	5.0	A	1186	5	87.6	5	95.8	5	77.4	5	9	5	16	5	
Naperville North	899 North Mill St.	Naperville	DuPage	5.0	A	1175	5	86.1	5	97.9	5	77.0	5	9	5	24	5	
Hinsdale Central	5500 South Grant St.	Hinsdale	DuPage	4.8	A	1218	5	88.9	5	94.6	4	87.1	5	9	5	8	5	
York Community	355 West Saint Charles Rd.	Elmhurst	DuPage	4.8	A	1162	5	83.4	5	94.4	4	/1.8	5	9	5	27	5	
Metea Valley	1801 North Eola Rd.	Aurora	DuPage	4.7	Α	1149	5	81.7	4	96.9	5	71.0	4	10	5	30	5	
Lemont Twp	800 Porter St.	Lemont	DuPage	4.7	А	1132	5	89.2	5	95.4	4	62.5	4	10	5	39	5	
Downers Grove North	4436 Main St.	Downers Grove	DuPage	4.5	А	1125	5	82.4	4	93.9	4	70.0	4	10	5	29	5	
Waubonsie Valley	2590 Ogden Ave.	Aurora	DuPage	4.3	В	1126	5	77.7	3	96.2	5	66.3	4	10	5	46	4	
Wheaton North	1 Falcon Way	Wheaton	DuPage	4.3	В	1114	4	83.1	5	91.2	3	71.3	5	9	5	49	4	
Glenbard West	670 Crescent Blvd.	Glen Ellyn	DuPage	4.0	В	1122	4	81.4	4	94.5	4	65.6	4	8	4	55	4	
Wheaton Warrenville South	1993 Tiger Trail	Wheaton	DuPage	4.0	В	1096	4	81.7	4	91.8	3	63.9	4	9	5	65	4	
Glenbard South	23w200 Butterfield Rd.	Glen Ellyn	DuPage	4.0	В	1091	4	85.8	5	92.1	3	64.3	4	8	4	76	4	
Lisle	1800 Short St.	Lisle	DuPage	3.8	В	1037	3	80.8	4	93.8	4	63.4	4	8	4	45	4	
Lake Park	500 West Bryn Mawr Ave.	Roselle	DuPage	3.8	В	1093	4	79.2	4	92.6	4	61.6	4	7	3	86	4	
Westmont	909 Oakwood	Westmont	DuPage	3.7	В	1059	3	83.0	4	90.3	2	61.4	4	9	5	47	4	
Downers Grove South	1436 Norfolk St.	Downers Grove	DuPage	3.7	В	1081	4	81.6	4	91.8	3	56.9	3	9	5	104	3	
Hinsdale South	7401 Clarendon Hills Rd.	Darien	DuPage	3.5	С	1086	4	83.0	4	90.3	2	61.4	4	8	4	105	3	
Glenbard North	990 Kuhn Rd.	Carol Stream	DuPage	3.0	С	1030	3	77.9	3	92.1	3	55.7	3	7	3	116	3	
Willowbrook	1250 South Ardmore Ave.	Villa Park	DuPage	2.8	С	1040	3	70.7	2	90.5	3	49.8	3	7	3	183	3	
West Chicago Community	326 Joliet St.	West Chicago	DuPage	2.5	D	970	2	60.0	1	97.5	5	35.2	2	7	3	342	2	
Glenbard East	1014 South Main St.	Lombard	DuPage	2.3	D	1022	2	76.1	3	90.3	2	45.7	2	6	3	235	2	
Fenton	1000 West Green St.	Bensenville	DuPage	2.2	D	990	2	67.3	2	88.4	2	40.5	2	6	3	288	2	
Addison Trail	213 North Lombard Rd.	Addison	DuPage	2.0	D	971	2	63.9	2	86.9	2	33.3	2	5	2	352	2	
Dundee-Crown	1500 Kings Rd.	Carpentersville	DuPage	1.3	F	970	2	59.6	1	81.9	1	32.4	1	3	1	394	2	



Location Analysis – Assigned Schools

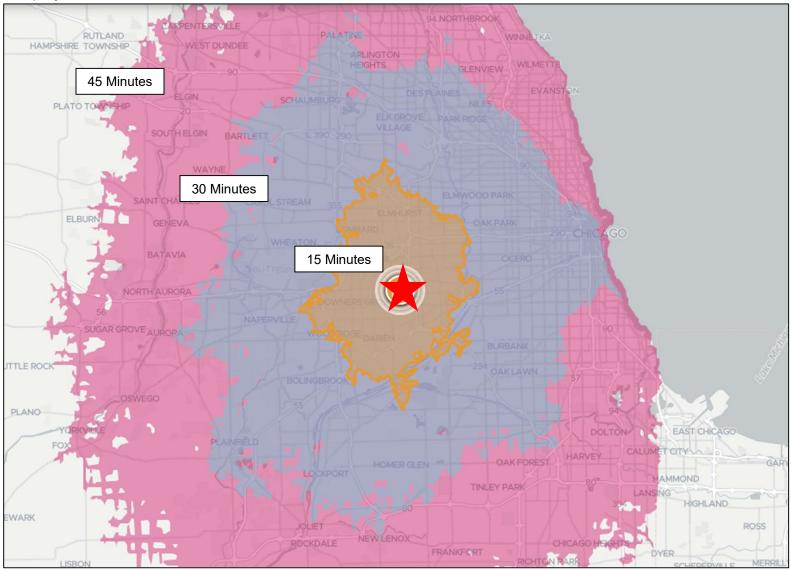
All assigned schools are rated as excellent. Hinsdale Central High School is rated as the 8th best high school in the state by Schooldigger.com. Monroe Elementary and Clarendon Hills Middle are both rated in the top 100 in the state.





Location Analysis – **Commute Time Map**

The primary driver for new home community success and value is proximity to employment. The map below shows typical commute times from the site. The Subject is located within 30 minutes of Downtown Chicago as well as within 15 minutes of most of the I-88 employment corridor.





Location Analysis – Site Photos











Location Analysis – Site Photos









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Competitive Analysis



Competitive Analysis – **Primary Comparables Summary**

Because the Subject property is located in a mature region in DuPage County, there are a limited number of actively selling new home communities in the region. All of the new home comps reviewed for this analysis are summarized below. Details for each community are on the following pages.

				OVERALL	PRICE SUMMARY OF KEY COMPETITORS							
COMMUNITY	PRODUCT TYPE	BUILDER	BASE PRICE RANGE	MONTHLY ABSORPTION	BASE PRICE	NET PRICE	TOTAL PRICE		NET \$/ SQ. FT.	TOTAL \$/ SQ. FT.		
Hinsdale Meadows - SF Cluster Homes	Single Family	Edward R. James	\$990K - \$1335K	0.6	\$1,152,400	\$1,152,400	\$1,330,135	2,987	\$392	\$453		
The Reserve at Mason Pointe	Single Family	M/I Homes	\$626K - \$687K	0.7	\$657,990	\$657,990	\$746,029	3,142	\$210	\$238		
Timber Trails SF	Single-Family	Timber Trails Development Co.	\$700K - \$770K	0.8	\$725,733	\$725,733	\$808,307	3,634	\$203	\$226		
			AVERAGE:	0.7	\$845,374	\$845,374	\$961,490	3,254	\$268	\$305		
			MEDIAN:	0.7	\$725,733	\$725,733	\$808,307	3,142	\$210	\$238		

Source: Various homebuilder sales offices, Housing Trends, LLC



Competitive Analysis – Primary Comparables Sell-Out Schedule

Based on current monthly absorption rates, the primary comparable communities will be mostly sold out by the end of 2022 or early 2023. While it is likely that new communities will enter the market in the next two years, the competition at high quality, age-targeted locations is likely to be minimal.

Key Comparable Sell-Out Schedule							
Community Name	Builder Name	Monthly Absorption	Total Units Remaining	2020	2021	2022	2023
Hinsdale Meadows - SF Cluster Homes	Edward R. James	0.6	11	4	7	0	0
The Reserve at Mason Pointe	WI Homes	0.7	4	4	0	0	0
Timber Trails SF	Timber Trails Development Co.	0.8	30	6	9	9	6
	AVERAGE/TOTAL:	0.7	45	14	16	9	6

*2020 annual absorption is prorated for the remaining eight months of the year.

Source: Various Builder Sales Offices, Housing Trends, LLC



Competitive Analysis – Key Comparables Detail – Single Family

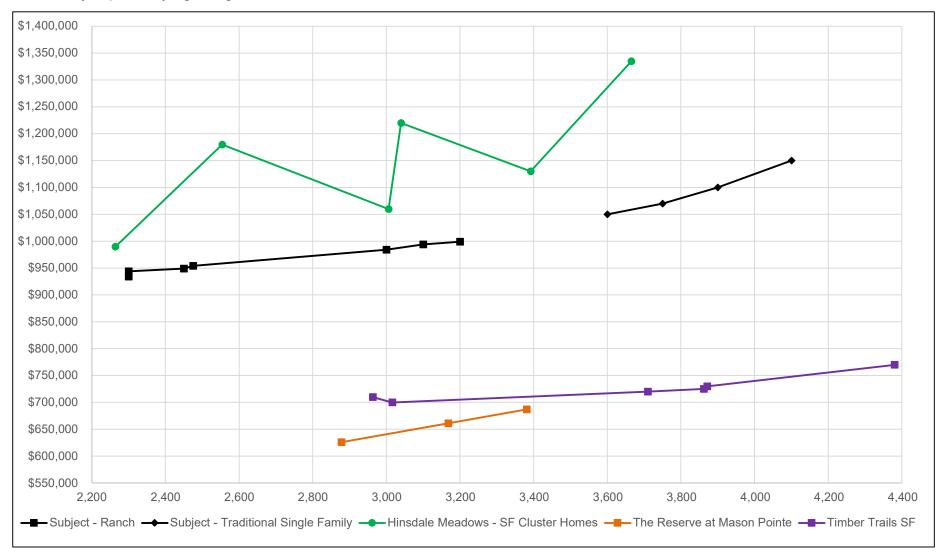
Below are the details of the three actively selling standard single-family communities that we reviewed in the competitive market area and identified as key comparables to the Subject.

The Reserve a	at Maso	on Pointe)															M/I Homes
Product:		Single Far	nily	Municipali	ity:		La Grange			Total Units	:	12	Notes:					
Lot Size:		7,200		County:			Cook			Total Sold:		8	Units curre	ntly under co	onstruction. No	o model ho	me yet.	
Lot Dimensions:		60' x 120'		High Scho	ol Distric	t:	Lyons Town	nship		Units Rem	aining:	4						
Sales Open Date:		Mar-19		Audit Date	e:		Mar-20	•		Overall Sa	les Rate:	0.7						
		Pro	oduct				Prop. Tax	es & HOA		-		Pric	ina				Fina	ancing
						Master					Net Base	Avg.	Avg.	Avg.		Total	Monthly Pmt	31% Income
Plan Name	Sq. Ft.	Beds	Baths	Floors	Garage	Down	Tax Rate	HOA	Base Price	Incentives	Price	\$/Sq. Ft.	Options	Premiums	Total Price	\$/Sq. Ft.	at 4.0%	to Qualify
Burlington	2,878	3	2.5	2	2		2.3%	\$150	\$625.990	\$0	\$625,990	\$218	\$ 81.379	\$2,500	\$709.869	\$247	\$4,428	\$197.666
Cossitt	3,168	3	2.5	2	2		2.3%	\$150	\$660,990	\$0	\$660,990	\$209	\$ 85,929	\$2,500	\$749,419	\$237	\$4,667	\$208,335
Quincy	3,381	4	2.5	2	2		2.3%	\$150	\$686,990	\$0	\$686,990	\$203	\$ 89,309	\$2,500	\$778,799	\$230	\$4,844	\$216,236
Total/Average:	3,142	-	2.0	2			2.070	φ100	\$657,990	\$0 \$0	\$657.990	\$210	\$ 85.539	\$2,500 \$2.500	\$746.029	\$238	\$4.646	\$207,412
v	,								ψ051,550	ψŪ	4037,330	ΨΖΙŪ	φ 05,555	Ψ2,300	ψ/ 4 0,023	Ψ 2 30	Ψ 4,040	Ψ 2 07, 4 12
Timber Trails	SF			-						1			T		Tim	iber Tra	ils Develo	pment Co.
Product:		Single-Far	nily	Municipali	ity:		Western Sp	orings		Total Units			Notes:					
Lot Size:		10,400		County:			Cook			Total Sold:		36						
Lot Dimensions:		80' x 130'		High School		t:	Lyons Town	nship		Units Rem	0	30)					
Sales Open Date:		Jan-16		Audit Date	e:		Sep-19			Overall Sa	les Rate:	0.8						
		Pro	oduct				Prop. Tax	es & HOA				Pric	ing				Fina	ancing
						Master					Net Base	Avg.	Avg.	Avg.		Total	Monthly Pmt	31% Income
Plan Name	Sq. Ft.	Beds	Baths	Floors	Garage	Down	Tax Rate	HOA	Base Price	Incentives	Price	\$/Sq. Ft.	Options	Premiums	Total Price	\$/Sq. Ft.	at 4.0%	to Qualify
Lancaster	2,963	4	2.5	2	2		2.3%	\$233	\$709,900	\$0	\$709,900	\$240	\$ 70,990	\$10,000	\$790,890	\$267	\$5,000	\$223,200
Andover	3,016	3	2.5	2	2	х	2.3%	\$233	\$699,900	\$0	\$699,900	\$232	\$ 69,990	\$10,000	\$779,890	\$259	\$4,933	\$220,209
Ashridge II	3,710	4	2.5	2	2		2.3%	\$233	\$719,900	\$0	\$719,900	\$194	\$ 71,990	\$10,000	\$801,890	\$216	\$5,066	\$226,146
Newbury	3,862	4	2.5	2	2		2.3%	\$233	\$724,900	\$0	\$724,900	\$188	\$ 72,490	\$10,000	\$807,390	\$209	\$5,099	\$227,619
Dover	3,871	4	2.5	2	2		2.3%	\$233	\$729,900	\$0	\$729,900	\$189	\$ 72,990	\$10,000	\$812,890	\$210	\$5,132	\$229,092
Dover II	4,380	4	3.5	2	2		2.3%	\$233	\$769,900	\$0	\$769,900	\$176	\$ 76,990	\$10,000	\$856,890	\$196	\$5,398	\$240,967
Total/Average:	3,634								\$725,733	\$0	\$725,733	\$203	\$ 72,573	\$10,000	\$808,307	\$226	\$5,105	\$227,872
	d a constant																F alanaan	
Hinsdale Mead	dows -									1							Edward	d R. James
Product:		Single Far	nily	Municipali	ity:		Hinsdale			Total Units			Notes:					
Lot Size:		6,600		County:			DuPage			Total Sold:		10						
Lot Dimensions:		60' x 110'		High School		t:	Hinsdale Ce	entral		Units Rem	0	11						
Sales Open Date:		Oct-18		Audit Date	e:		Apr-20			Overall Sa	les Rate:	0.6						
		Pro	oduct				Prop. Tax	es & HOA				Pric	ing		,			ancing
						Master					Net Base	Avg.	Avg.	Avg.		Total	Monthly Pmt	
Plan Name	Sq. Ft.	Beds	Baths	Floors	Garage	Down	Tax Rate	HOA	Base Price		Price	\$/Sq. Ft.	Options	Premiums		\$/Sq. Ft.	at 4.0%	to Qualify
Hampton Ranch	2,264	2	2.5	1	2	х	2.5%	\$175	\$989,900	\$0	\$989,900	\$437	\$148,485	\$10,000	\$1,148,385	\$507	\$7,288	\$325,336
Wellington Ranch	2,554	3	2.5	1	2	х	2.5%	\$175	\$1,179,900	\$0	\$1,179,900	\$462	\$176,985	\$10,000	\$1,366,885	\$535	\$8,641	\$385,734
New Haven	3,006	3	2.5	2	2	х	2.5%		\$1,059,900	\$0	\$1,059,900	\$353	\$158,985	\$10,000	\$1,228,885	\$409	\$7,787	\$347,612
Ridgefield	3,040	3	2.5	2	2	х	2.5%	\$175	\$1,219,900	\$0	\$1,219,900	\$401	\$182,985	\$10,000	\$1,412,885	\$465	\$8,926	\$398,457
Torrington	3,392	3	2.5	2	2	х	2.5%	\$175	\$1,129,900	\$0	\$1,129,900	\$333	\$169,485	\$10,000	\$1,309,385	\$386	\$8,285	\$369,842
Woodbridge	3,665	3	2.5	2	2	х	2.5%	\$175	\$1,334,900	\$0	\$1,334,900	\$364	\$169,485	\$10,000	\$1,514,385	\$413	\$9,555	\$426,535
Total/Average:	2,987								\$1,152,400	\$0	\$1,152,400	\$392	\$167,735	\$10,000	\$1,330,135	\$453	\$8,414	\$375,586



Competitive Analysis – **Base Price Positioning – Single-Family**

The traditional single-family homes at the Subject site are positioned well above The Reserve at Mason Pointe and Timber Trails as the Subjects location is much stronger than these two competitors and below Hinsdale Meadows on a price/sq. ft. basis. This community is primarily age-targeted with ranch and main-floor master units.

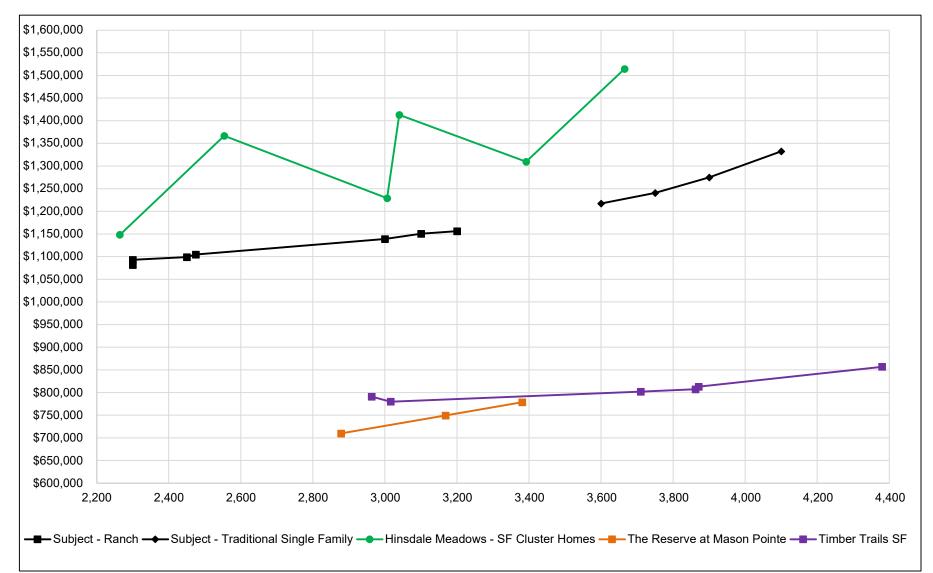


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Competitive Analysis – Total Price Positioning – Single-Family

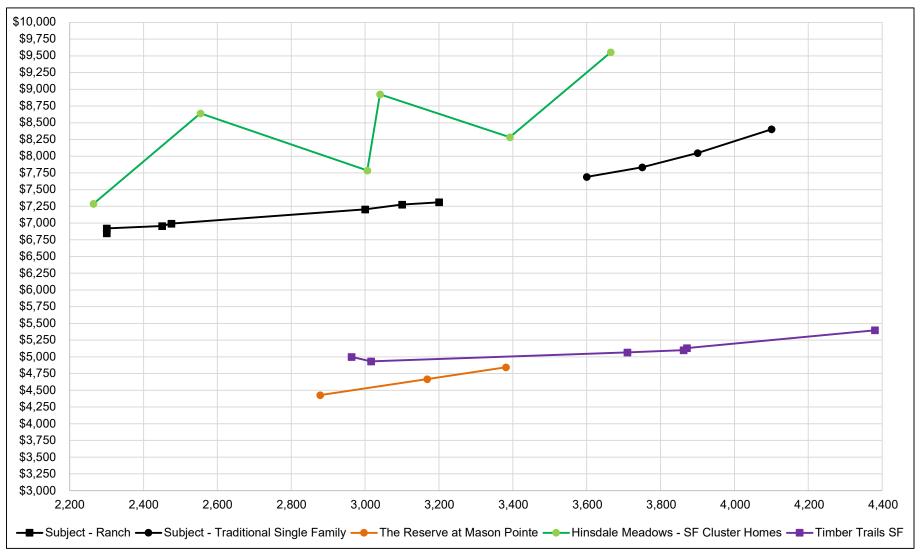
On a total price basis (base price plus premium and option revenue and less incentives), The Subject maintains the same positioning.





Competitive Analysis – Monthly Payment Positioning – Single-Family

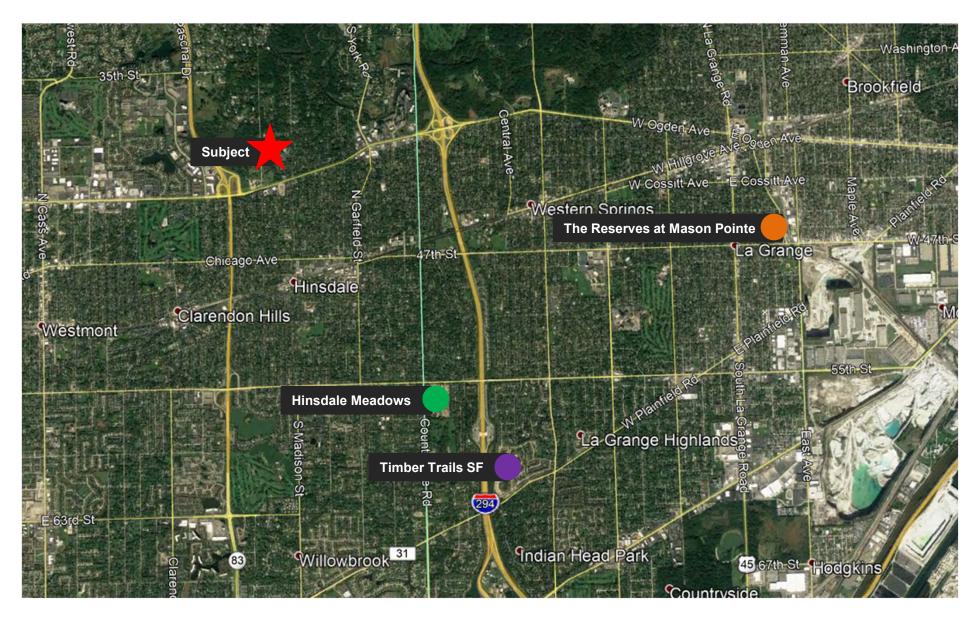
The estimated monthly payments at the Subject range from approximately \$8,312 to \$8,756, which will require annual incomes well over \$200,000. According to ESRI Demographic Data, there is sufficient incomes within 7.5 miles of the Subject to support this price range.



Sources: Housing Trends, LLC, Various Builder Sales Offices

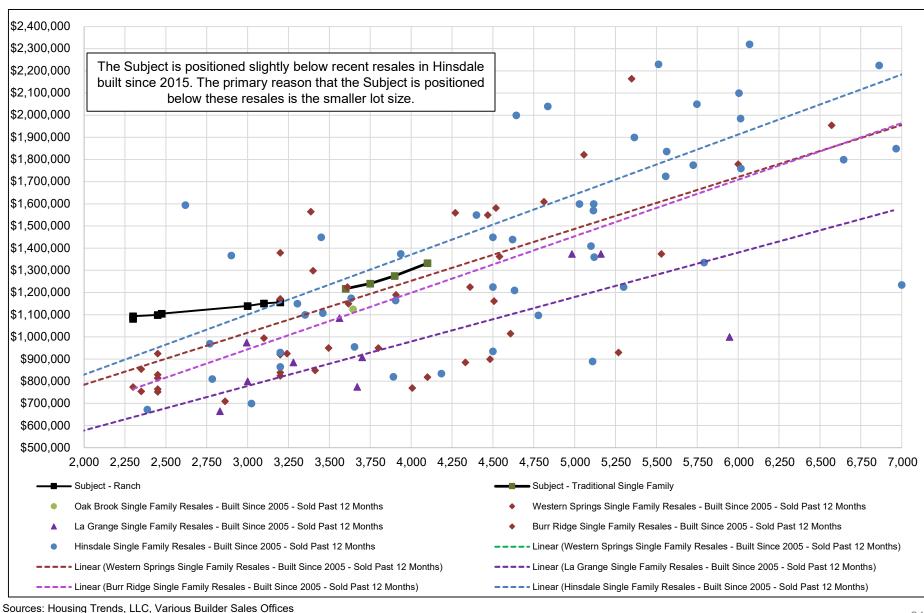


Competitive Analysis – Comparable Location Map





Competitive Analysis - Resale Positioning - Single-Family, Built Since 2005, Sold Past 12 Months



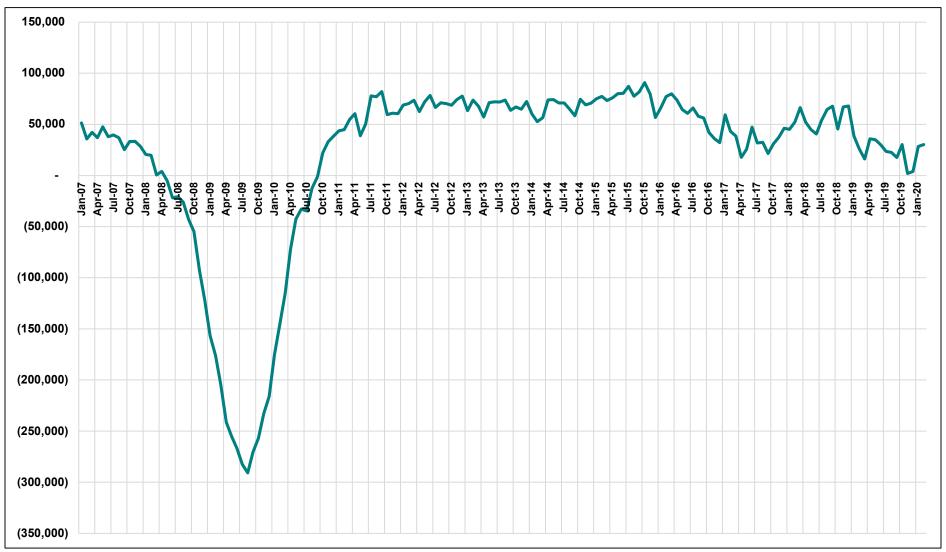


Economic Analysis



Economic Analysis - Chicago CSA Employment Growth

The Chicago Consolidated Statistical Area (CSA) consists of four Metropolitan Statistical Areas (MSA's): Chicago-Joliet-Naperville MSA, Elgin MSA, Lake-Kenosha MSA and Gary MSA. As shown below, annual employment peaked in January 2019 at approximately 90,000 new jobs. During the last reporting period (Feb 2020), total new jobs added were 30,200.



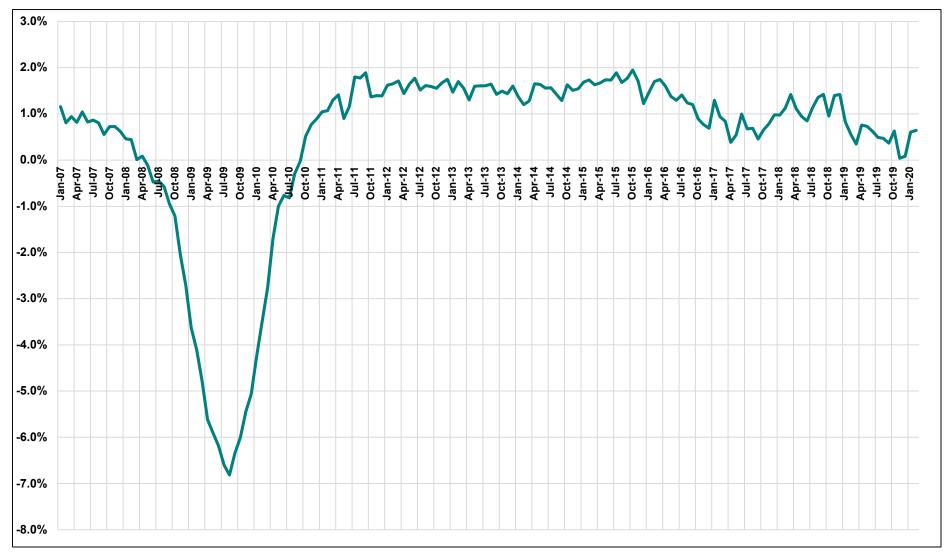
Source: BLS, Housing Trends, LLC

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Economic Analysis - Chicago CSA Employment Growth Rate

The annual employment growth rate was as low as 0.4% as recently as April 2017. Since that time two years ago, employment has grown steadily to 1.9% in January 2019 and has settled at 0.6% in February 2020. We expect employment growth to turn pause through 2020 due to the Coronavirus, before turning positive again as the U.S. works through this crisis.

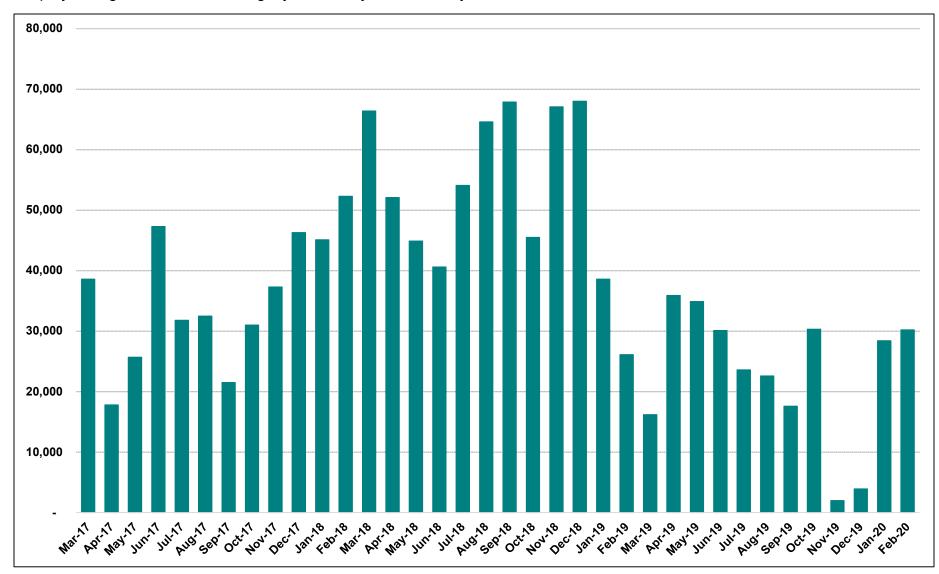


Source: BLS, Housing Trends, LLC www.housingtrendsllc.com



Economic Analysis - Chicago CSA Employment Growth

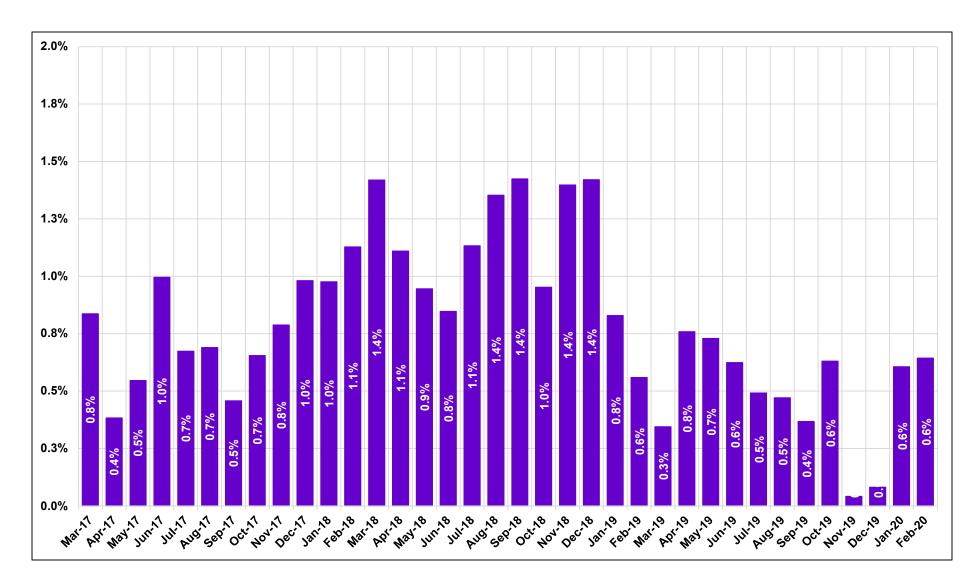
The latter half of 2018 and early 2019 saw very strong employment growth before retreating in November and December of 2019. Employment growth rebounded slightly in January and February 2020.





Economic Analysis - Chicago CSA Employment Growth

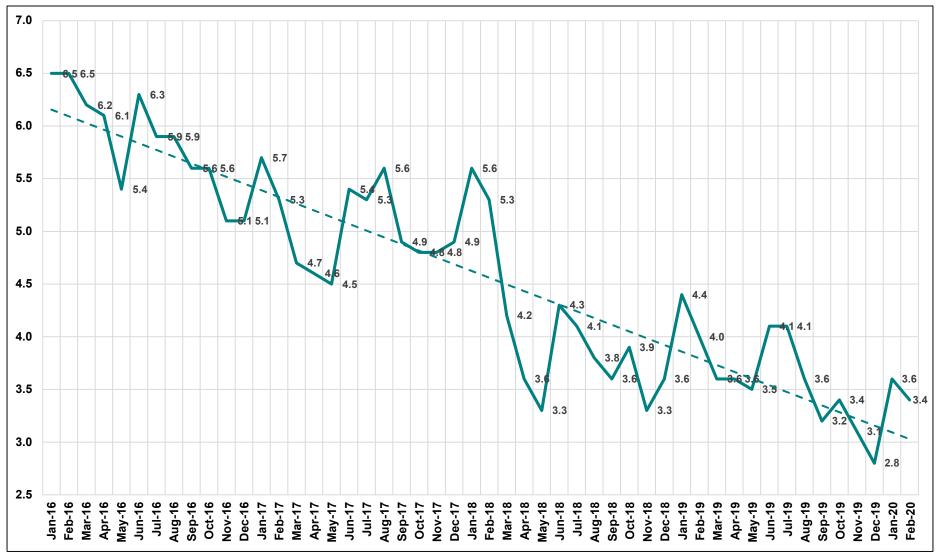
The employment growth rate fell to 0.0% in November 2019. It has since rebounded to 0.6% in February 2020.





Economic Analysis - Chicago MSA Unemployment Rate Trends

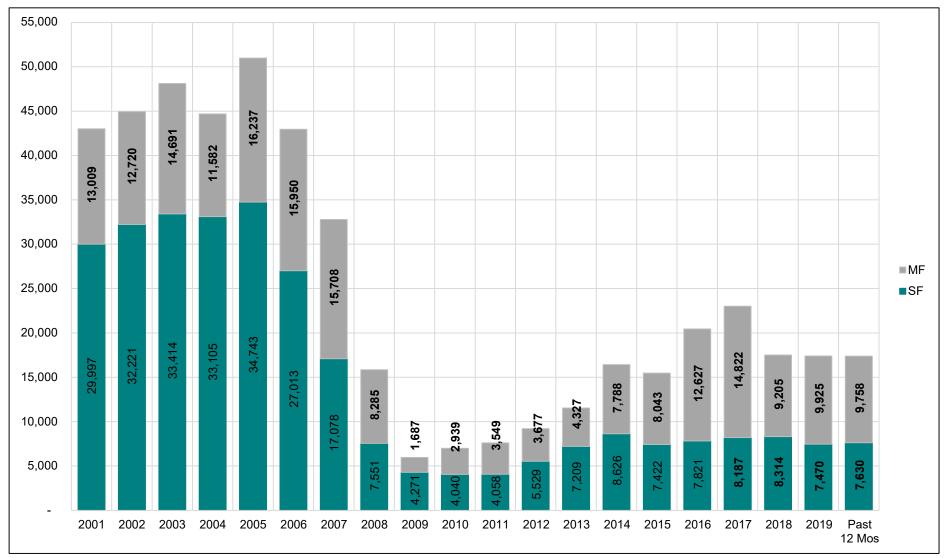
The unemployment rate in Chicago has been steadily decreasing since peaking in early 2010. The unemployment rate was 3.4% in February 2020, which is the most recent reporting period for the Chicago MSA.





Economic Analysis - Chicago CSA Single-Family Building Permit Trends

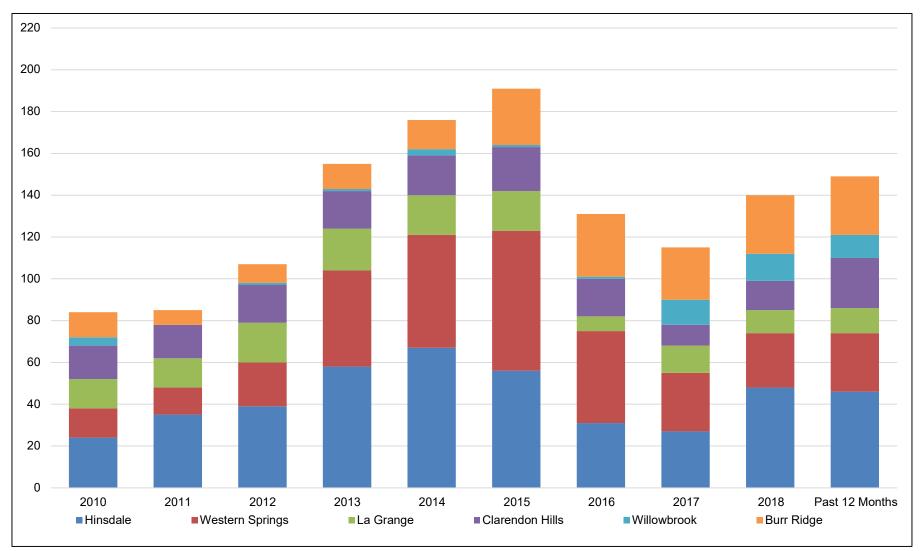
Building permit activity slowed in 2018, primarily due to a slowdown in multi-family permits in the City of Chicago. Single-family permits have remained flat since 2015.





Economic Analysis – Detached Building Permits Trends – CMA

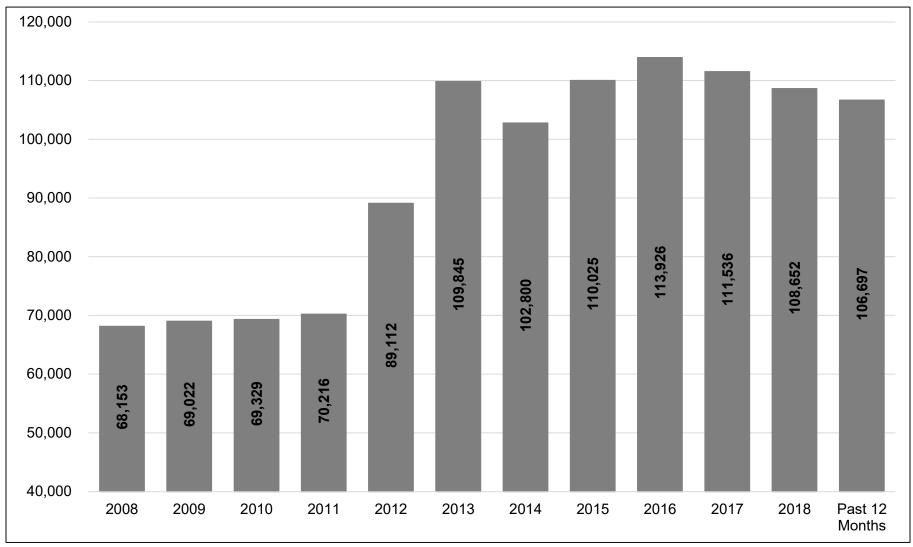
During the past 12 months, a total of 150 single-family permits have been issued in the Competitive Market Area. The largest share of these permits were issued in Hinsdale, with 43.





Economic Analysis - Chicago MSA Existing Home Sales Volume

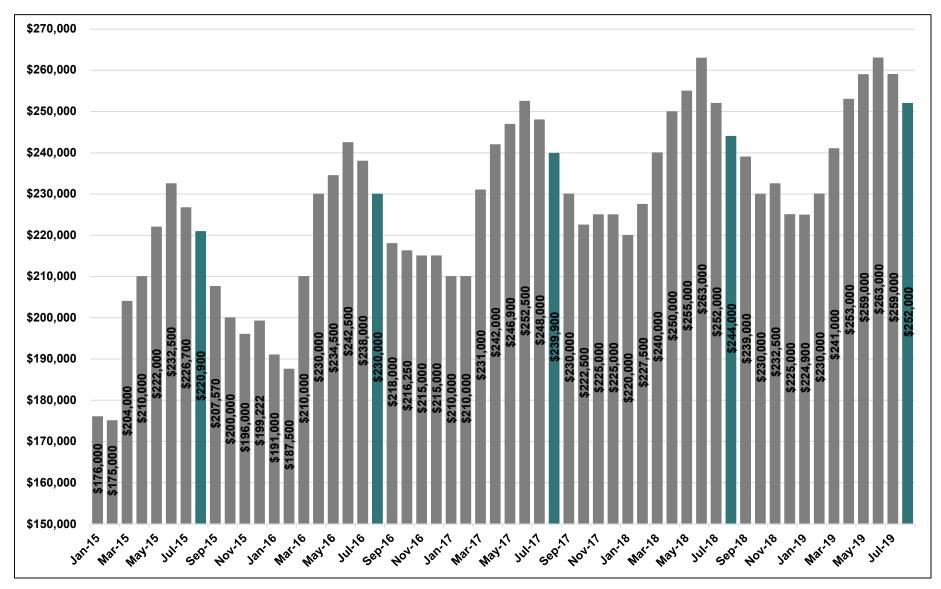
Existing home sales volume in the Chicago MSA ended 2018 approximately 2.3% below sales volumes in 2017. This is primarily due to a lack of inventory and buyers remaining on the sideline as mortgage rates increased. We expect sales volumes to remain flat or decrease slightly in 2019 as mortgage rates have returned to low levels.



Source: Illinois Realtors, Housing Trends, LLC



Economic Analysis - Chicago MSA Existing Home Average Sales Price



Median home prices have increased by 3.3% in the past 12 months.

Source: Illinois Realtors, Housing Trends, LLC



Appendix



9	943 N. Adams Hinsdale IL 60521 943 N. Adams Hinsdale IL 60521 Ring: 2.5 mile radius				atitude: 41.811 gitude: -87.942
Second Second				2019-2024	2019-2024
Summary	2019	5	024	Change	Annual Rate
Population	58,146		185	39	0.01%
Households	21,630		,621	-9	-0.01%
Median Age	44.7		45.5	0.8	0.36%
Average Household Size	2.66		2.66	0.00	0.00%
		20	019		2024
Households by Income		Number	Percent	Number	Percent
Household		21,630	100%	21,621	100%
<\$15,000		1,233	5.7%	1,108	5.1%
\$15,000-\$24,999		1,069	4.9%	958	4.4%
\$25,000-\$34,999		986	4.6%	859	4.0%
\$35,000-\$49,999		1,442	6.7%	1,288	6.0%
\$50,000-\$74,999		2,620	12.1%	2,509	11.6%
\$75,000-\$99,999		2,213	10.2%	2,174	10.1%
\$100,000-\$149,999		3,395	15.7%	3,543	16.4%
\$150,000-\$199,999		2,155	10.0%	2,444	11.3%
\$200,000+		6,518	30.1%	6,739	31.2%
Median Household Income		\$114,396		\$122,465	
Average Household Incom	e	\$178,331		\$190,500	
Per Capita Income		\$66,508		\$70,962	



	943 N. Ad	ams Hinsdale IL ams Hinsdale IL mile radius					tude: 41.811 ude: -87.942
			ds by Income an			Sec. 1	-
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	234	1,774	3,061	4,520	4,932	3,707	3,403
<\$15,000	26	96	83	117	225	230	456
\$15,000-\$24,999	16	65	59	98	185	240	407
\$25,000-\$34,999	22	111	84	107	142	202	319
\$35,000-\$49,999	45	186	183	175	186	235	431
\$50,000-\$74,999	54	262	293	313	411	527	760
\$75,000-\$99,999	25	266	334	297	500	543	250
\$100,000-\$149,999	30	384	456	695	782	658	390
\$150,000-\$199,999	7	190	374	466	594	356	168
\$200,000+	9	215	1,195	2,253	1,908	717	222
Median HH Income	\$52,428	\$89,004	\$153,989	\$198,985	\$152,293	\$93,018	\$51,895
Average HH Income	\$71,686	\$119,703	\$210,818	\$248,269	\$213,469	\$143,775	\$80,777
			Percent Distri	bution			
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	11.1%	5.4%	2.7%	2.6%	4.6%	6.2%	13.4%
\$15,000-\$24,999	6.8%	3.7%	1.9%	2.2%	3.8%	6.5%	12.0%
\$25,000-\$34,999	9.4%	6.3%	2.7%	2.4%	2.9%	5.4%	9.4%
\$35,000-\$49,999	19.2%	10.5%	6.0%	3.9%	3.8%	6.3%	12.7%
\$50,000-\$74,999	23.1%	14.8%	9.6%	6.9%	8.3%	14.2%	22.3%
\$75,000-\$99,999	10.7%	15.0%	10.9%	6.6%	10.1%	14.6%	7.3%
\$100,000-\$149,999	12.8%	21.6%	14.9%	15.4%	15.9%	17.8%	11.5%
\$150,000-\$199,999	3.0%	10.7%	12.2%	10,3%	12.0%	9.6%	4.9%
\$200,000+	3.8%	12.1%	39.0%	49.8%	38.7%	19.3%	6.5%



	943 N. Ad	ams Hinsdale IL ams Hinsdale IL mile radius					tude: 41.81 ude: -87.942
		2024 Household	ds by Income an	d Age of House	holder	100	
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	225	1,781	3,126	3,922	4,680	4,079	3,808
<\$15,000	25	77	66	91	176	216	457
\$15,000-\$24,999	12	51	47	70	150	226	403
\$25,000-\$34,999	17	86	61	65	109	187	334
\$35,000-\$49,999	45	157	144	133	144	222	444
\$50,000-\$74,999	56	226	256	260	344	544	824
\$75,000-\$99,999	24	255	322	259	438	579	297
\$100,000-\$149,999	33	420	482	604	743	757	505
\$150,000-\$199,999	6	240	444	434	621	461	237
\$200,000+	7	270	1,304	2,006	1,957	887	306
Median HH Income	\$54,066	\$102,934	\$167,412	\$200,001	\$165,886	\$102,918	\$55,858
Average HH Income	\$73,270	\$140,213	\$231,577	\$261,760	\$233,557	\$160,351	\$93,211
			Percent Distri	bution			
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	11.1%	4.3%	2.1%	2.3%	3.8%	5.3%	12.0%
\$15,000-\$24,999	5.3%	2.9%	1.5%	1.8%	3.2%	5.5%	10.6%
\$25,000-\$34,999	7.6%	4.8%	2.0%	1.7%	2.3%	4.6%	8.8%
\$35,000-\$49,999	20.0%	8.8%	4.6%	3.4%	3.1%	5.4%	11.7%
\$50,000-\$74,999	24.9%	12.7%	8.2%	6.6%	7.4%	13.3%	21.6%
\$75,000-\$99,999	10.7%	14.3%	10.3%	6.6%	9.4%	14.2%	7.8%
\$100,000-\$149,999	14.7%	23.6%	15.4%	15.4%	15.9%	18.6%	13.3%
\$150,000-\$199,999	2.7%	13.5%	14.2%	11.1%	13.3%	11.3%	6.2%
\$200,000+	3.1%	15.2%	41.7%	51.1%	41.8%	21.7%	8.0%



9	943 N. Adams Hinsdale IL 60521 943 N. Adams Hinsdale IL 60521 Ring: 5 mile radius					atitude: 41.811 gitude: -87.942
	a na kana ka sa ka			3	2019-2024	2019-2024
Summary		2019	20	24	Change	Annual Rate
Population	20	60,567	261,2	278	711	0.05%
Households	10	02,692	103,	128	436	0.08%
Median Age		44.7	4	5.1	0.4	0.18%
Average Household Size		2.51	2	.50	-0.01	-0.08%
			20	19		2024
Households by Income			Number	Percent	Number	Percent
Household			102,692	100%	103,128	100%
<\$15,000			5,919	5.8%	5,165	5.0%
\$15,000-\$24,999			5,887	5.7%	5,136	5.0%
\$25,000-\$34,999			5,924	5.8%	5,126	5.0%
\$35,000-\$49,999			8,972	8.7%	7,982	7.7%
\$50,000-\$74,999			14,482	14.1%	13,686	13.3%
\$75,000-\$99,999			13,139	12.8%	12,642	12.3%
\$100,000-\$149,999			19,231	18.7%	20,338	19.7%
\$150,000-\$199,999			11,035	10.7%	13,205	12.8%
\$200,000+			18,101	17.6%	19,850	19.2%
Median Household Income	6		\$93,097		\$102,990	
Average Household Incom	e		\$132,465		\$145,862	
Per Capita Income			\$52,288		\$57,661	



Appendix - Demographic Data - New Home Demand

		ams Hinsdale IL ams Hinsdale IL le radius					tude: 41.811) ude: -87.942)
		2019 Household	ds by Income an	d Age of House	holder		
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	1,473	10,271	15,148	18,932	22,276	17,605	16,987
<\$15,000	178	556	535	619	1,107	1,032	1,893
\$15,000-\$24,999	120	419	437	547	967	1,252	2,145
\$25,000-\$34,999	169	727	572	594	782	1,004	2,075
\$35,000-\$49,999	253	1,179	1,033	1,018	1,155	1,436	2,897
\$50,000-\$74,999	326	1,634	1,569	1,721	2,615	3,191	3,427
\$75,000-\$99,999	168	1,651	2,115	1,949	3,109	2,932	1,214
\$100,000-\$149,999	171	2,186	3,209	4,239	4,623	3,001	1,802
\$150,000-\$199,999	41	978	2,167	2,699	2,997	1,484	670
\$200,000+	47	941	3,510	5,546	4,920	2,273	865
Median HH Income	\$50,798	\$82,646	\$115,561	\$131,060	\$111,023	\$80,978	\$46,519
Average HH Income	\$66,984	\$105,561	\$156,417	\$177,761	\$154,111	\$115,727	\$71,528
			Percent Distri	bution			
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	12.1%	5.4%	3.5%	3.3%	5.0%	5.9%	11.1%
\$15,000-\$24,999	8.1%	4.1%	2.9%	2.9%	4.3%	7.1%	12.6%
\$25,000-\$34,999	11.5%	7.1%	3.8%	3.1%	3.5%	5.7%	12.2%
\$35,000-\$49,999	17.2%	11.5%	6.8%	5.4%	5.2%	8.2%	17.1%
\$50,000-\$74,999	22.1%	15.9%	10.4%	9.1%	11.7%	18.1%	20.2%
\$75,000-\$99,999	11.4%	16.1%	14.0%	10.3%	14.0%	16.7%	7.1%
\$100,000-\$149,999	11.6%	21.3%	21.2%	22.4%	20.8%	17.0%	10.6%
\$150,000-\$199,999	2.8%	9.5%	14.3%	14.3%	13.5%	8.4%	3.9%
\$200,000+	3.2%	9.2%	23.2%	29.3%	22.1%	12.9%	5.1%



		ams Hinsdale IL ams Hinsdale IL le radius					tude: 41.811(ude: -87.942(
		2024 Household	ds by Income an	d Age of House	holder		77.05
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	1,433	10,376	15,576	17,011	20,321	19,298	19,114
<\$15,000	170	459	427	468	779	941	1,921
\$15,000-\$24,999	102	349	335	392	709	1,126	2,123
\$25,000-\$34,999	143	593	441	391	549	917	2,090
\$35,000-\$49,999	241	1,041	844	760	812	1,306	2,979
\$50,000-\$74,999	324	1,483	1,385	1,359	2,104	3,261	3,769
\$75,000-\$99,999	171	1,588	2,002	1,663	2,613	3,127	1,478
\$100,000-\$149,999	184	2,447	3,397	3,863	4,377	3,606	2,462
\$150,000-\$199,999	50	1,272	2,721	2,838	3,282	2,020	1,021
\$200,000+	48	1,142	4,022	5,276	5,095	2,994	1,271
Median HH Income	\$53,141	\$93,607	\$130,005	\$142,826	\$124,524	\$90,049	\$51,985
Average HH Income	\$72,480	\$120,609	\$175,359	\$192,329	\$173,388	\$132,459	\$83,943
			Percent Distri	bution			
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	11.9%	4.4%	2.7%	2.8%	3.8%	4.9%	10.1%
\$15,000-\$24,999	7.1%	3.4%	2.2%	2.3%	3.5%	5.8%	11.1%
\$25,000-\$34,999	10.0%	5.7%	2.8%	2.3%	2.7%	4.8%	10.9%
\$35,000-\$49,999	16.8%	10.0%	5.4%	4.5%	4.0%	6.8%	15.6%
\$50,000-\$74,999	22.6%	14.3%	8.9%	8.0%	10.4%	16.9%	19.7%
\$75,000-\$99,999	11.9%	15.3%	12.9%	9.8%	12.9%	16.2%	7.7%
\$100,000-\$149,999	12.8%	23.6%	21.8%	22.7%	21.5%	18.7%	12.9%
\$150,000-\$199,999	3.5%	12.3%	17.5%	16.7%	16.2%	10.5%	5.3%
\$200,000+	3.3%	11.0%	25.8%	31.0%	25.1%	15.5%	6.6%



	943 N. Adams Hinsdale IL 60521 943 N. Adams Hinsdale IL 60521 Ring: 7.5 mile radius					atitude: 41.811 gitude: -87.942
Marcal Sector	a bar ta sa si a da a si sana sa sa sa				2019-2024	2019-2024
Summary		2019	20	024	Change	Annual Rate
Population		590,749	591,	564	815	0.03%
Households		223,442	223,	933	491	0.04%
Median Age		41.5	4	2.3	0.8	0.38%
Average Household Size		2.62	2	.61	-0.01	-0.08%
			20	19		2024
Households by Income			Number	Percent	Number	Percent
Household			223,442	100%	223,933	100%
<\$15,000			14,407	6.4%	12,400	5.5%
\$15,000-\$24,999			14,532	6.5%	12,511	5.6%
\$25,000-\$34,999			14,711	6.6%	12,639	5.6%
\$35,000-\$49,999			22,264	10.0%	19,817	8.8%
\$50,000-\$74,999			34,828	15.6%	32,962	14.7%
\$75,000-\$99,999			30,380	13.6%	29,496	13.2%
\$100,000-\$149,999			41,921	18.8%	45,364	20.3%
\$150,000-\$199,999			21,337	9.5%	26,112	11.7%
\$200,000+			29,062	13.0%	32,631	14.6%
Median Household Income	8		\$82,457		\$91,950	
Average Household Incom	e		\$114,949		\$128,152	
Per Capita Income			\$43,447		\$48,474	



Appendix - Demographic Data - New Home Demand

		ms Hinsdale IL ms Hinsdale IL nile radius					tude: 41.811 ude: -87.942
		2019 Household	is by Income an	d Age of House	holder	1	
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	4,161	26,490	35,753	41,214	47,817	36,828	31,178
<\$15,000	543	1,648	1,579	1,680	2,778	2,514	3,664
\$15,000-\$24,999	423	1,389	1,379	1,459	2,466	2,932	4,484
\$25,000-\$34,999	530	2,126	1,649	1,562	1,970	2,585	4,287
\$35,000-\$49,999	716	3,236	3,028	2,833	3,074	3,882	5,497
\$50,000-\$74,999	937	4,717	4,442	5,003	6,875	6,803	6,051
\$75,000-\$99,999	426	4,085	5,146	5,255	7,317	6,045	2,107
\$100,000-\$149,999	387	5,353	8,295	9,346	9,787	5,880	2,872
\$150,000-\$199,999	91	2,110	4,332	5,581	5,733	2,471	1,018
\$200,000+	108	1,825	5,902	8,495	7,817	3,716	1,199
Median HH Income	\$46,414	\$75,574	\$102,481	\$110,734	\$97,480	\$73,440	\$42,297
Average HH Income	\$61,149	\$94,755	\$132,553	\$148,189	\$132,162	\$101,806	\$64,290
			Percent Distri	bution			
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	13.0%	6.2%	4.4%	4.1%	5.8%	6.8%	11.8%
\$15,000-\$24,999	10.2%	5.2%	3.9%	3.5%	5.2%	8.0%	14.4%
\$25,000-\$34,999	12.7%	8.0%	4.6%	3.8%	4.1%	7.0%	13.8%
\$35,000-\$49,999	17.2%	12.2%	8.5%	6.9%	6.4%	10.5%	17.6%
\$50,000-\$74,999	22.5%	17.8%	12.4%	12.1%	14.4%	18.5%	19.4%
\$75,000-\$99,999	10.2%	15.4%	14.4%	12.8%	15.3%	16.4%	6.8%
\$100,000-\$149,999	9.3%	20.2%	23.2%	22.7%	20.5%	16.0%	9.2%
\$150,000-\$199,999	2.2%	8.0%	12.1%	13.5%	12.0%	6.7%	3.3%
\$200,000+	2.6%	6.9%	16.5%	20.6%	16.3%	10.1%	3.8%



		ams Hinsdale IL ams Hinsdale IL				Lati	tude: 41.8110
	Ring: 7.5	mile radius				Longit	ude: -87.9420
		2024 Household	is by Income an	d Age of House	holder		
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	3,919	25,980	37,161	37,787	43,495	40,100	35,490
<\$15,000	501	1,313	1,296	1,294	1,958	2,270	3,767
\$15,000-\$24,999	341	1,105	1,065	1,079	1,805	2,624	4,493
\$25,000-\$34,999	432	1,672	1,287	1,039	1,418	2,355	4,436
\$35,000-\$49,999	659	2,805	2,531	2,185	2,258	3,573	5,806
\$50,000-\$74,999	915	4,284	4,064	4,095	5,704	7,065	6,836
\$75,000-\$99,999	424	3,908	5,011	4,655	6,298	6,567	2,633
\$100,000-\$149,999	422	5,964	9,174	8,982	9,518	7,223	4,081
\$150,000-\$199,999	110	2,744	5,676	6,113	6,413	3,431	1,627
\$200,000+	115	2,186	7,058	8,346	8,124	4,992	1,811
Median HH Income	\$50,443	\$84,775	\$113,098	\$119,837	\$108,455	\$81,580	\$47,424
Average HH Income	\$67,402	\$108,862	\$150,625	\$162,076	\$149,208	\$117,582	\$75,475
A CONTRACTOR OF			Percent Distri	bution			
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	12.8%	5.1%	3.5%	3.4%	4.5%	5.7%	10.6%
\$15,000-\$24,999	8.7%	4.3%	2.9%	2.9%	4.1%	6.5%	12.7%
\$25,000-\$34,999	11.0%	6.4%	3.5%	2.7%	3.3%	5.9%	12.5%
\$35,000-\$49,999	16.8%	10.8%	6.8%	5.8%	5.2%	8.9%	16.4%
\$50,000-\$74,999	23.3%	16.5%	10.9%	10.8%	13.1%	17.6%	19.3%
\$75,000-\$99,999	10.8%	15.0%	13.5%	12.3%	14.5%	16.4%	7.4%
\$100,000-\$149,999	10.8%	23.0%	24.7%	23.8%	21.9%	18.0%	11.5%
\$150,000-\$199,999	2.8%	10.6%	15.3%	16.2%	14.7%	8.6%	4.6%
\$200,000+	2.9%	8.4%	19.0%	22.1%	18.7%	12.4%	5.1%



Limiting Conditions

The conclusions and recommendations presented in this report are based on our analysis of the information available to us from our own research and from the client as of the date of this report. We assume that the information is correct and reliable and that we have been informed about any issues that would affect project marketability or success potential.

Our conclusions and recommendations are based on current and expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material. We do not express any form of assurance on the achievability of any pricing or absorption estimates or reasonableness of the underlying assumptions.

In general, for projects out in the future, we are assuming "normal" real estate market conditions and not a condition of either prolonged "boom" or "bust" market conditions. We do assume that economic, employment, and household growth will occur more or less in accordance with current expectations. We are not taking into account major shifts in the level of consumer confidence; in the ability of developers to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. Should there be such major shifts affecting real estate markets, this analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated under a potential range of build-out scenarios reflecting changed market conditions.

We have no responsibility to update our analysis for events and circumstances occurring after the date of our report.



April 30, 2020

Mr. John Barry McNaughton Development

Dear Mr. Barry:

It is a pleasure to present this draft fiscal impact analysis of your proposed residential development in Hinsdale, Illinois. This report addresses the following:

• Estimating the total incremental direct revenue sources and costs to the Village of Hinsdale, School District 86 and 181 as a result of this project over a 20-year period.

The analysis is dependent on a number of financial and market assumptions that were developed in connection with this report. Since future events are not subject to precise forecasts, some assumptions may not materialize in the exact form presented in this analysis. In addition, other unanticipated events or circumstances may occur which could influence the future outcome and performance of the project. Nonetheless, we believe that the underlying assumptions provide a reasonable basis for this analysis.

We appreciate the opportunity to work with you on this engagement and look forward to discussing the results of the report with you.

Very truly yours, Laube Consulting Group LLC

DRAFT

By Michael S. Laube

I. EXECUTIVE SUMMARY

McNaughton Development is proposing to construct a 46 unit residential development of single-family detached units, many of which will be marketed to empty-nesters. Approximately 23 of these until will have master suites on the ground floor; the remaining units will will have more traditional construction. Even though there will be traditional construction, the community will be designed for, and marketing of the community will be targeted to, empty-nesters.

We have analyzed the net cost/benefit to the Village, School District 86, and School District 181. The net/cost benefit over a 20-year timeline for each taxing jurisdiction is as follows:

•	Village of Hinsdale	Scenario 1 - Net Benefit of \$1,150,000
•	School District 86	Scenario 1 - Net Benefit of \$1,200,000
•	School District 181	Scenario 1 - Net Benefit of \$1,050,000

Please refer to the Appendix for further detail of these summaries.

II. DEVELOPMENT PROGRAM

This Development will contain 46 dwelling units that are largely targeted to empty-nester buyers. More specifically the unit mix is proposed to be as follows:

Type of Units	Number of Units
Single Family Ranch Style Single Family Traditional	23
Total Units	46

The development site is located in the Village and represented by the following tax parcels:

- 09-02-205-001
- 09-02-205-002
- 09-02-205-003
- 09-02-206-002
- 09-02-206-003
- 09-02-206-004
- 09-02-208-001
- 09-02-208-010
- 09-02-208-011

Hereinafter referred to as the "Property".

III. PROPERTY TAXES

Overview

The assessment and taxation process involves several steps.

First, the County assessor's office establishes the fair market value ("FMV") of the property. The FMV is the most probable price in cash, terms equivalent to cash, or in other precisely revealed terms, for which the property will sell in a competitive market under all conditions requisite to a fair sale. The FMV is determined by any number of factors including, but not limited to: property location, age, type, and condition of facilities and infrastructure.

Second, the "assessed value" is calculated by multiplying the property's FMV by an assessment rate. The assessment rate is determined by county ordinance, in the case of DuPage County, which is where the Property is situated.

Third, the property's assessed value is multiplied by an equalization factor to determine the equalized assessed value ("EAV"). The equalization factor is used to ensure that property is assessed consistently throughout the state. The equalization factor for DuPage County is determined by the Illinois Department of Revenue.

Finally, the EAV is multiplied by a tax rate to determine the property tax due for the property.

Key Assumptions

- We have used the projected sales price to achieve the projected fair market value for purposes of the DuPage County Assessor.
- We have trended the initial assessed value by a reassessment growth rate of 2.5% annually.
- We have used the most current tax rates for the various taxing districts.

For a complete list of all assumptions used please see the Appendix.

Collections

(All shown in aggregate dollars over a 20-year period)

•	Total Property Tax Collections	\$20,600,000
•	Village of Hinsdale	\$ 1,150,000
•	School District 86 Collections	\$ 5,400,000
•	School District 181 Collections	\$ 9,900,000

Please see the Appendix for the annual cash flows and all detail.

IV. INCREMENTAL MUNICIPAL COSTS

Overview

In order to objectively look at the impact to the Village of the proposed community, the incremental cost of the community must be evaluated Incremental municipal costs can come in the form of the need for increased fire, police or emergency services, both operating and capital costs. Additionally, there can also be incremental costs of providing water and sewer as well as Village staff time in order to evaluate the proposed plans for construction, the related zoning. This section will provide a discussion of all of them.

Police, Fire and Ambulance Services

These types of developments require very little service from municipal police, fire or emergency. We are assuming that the current capacity of the Village is such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more officers, administrative personnel or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative financial impact to the Village with respect to these services.

Police

These types of residential developments experience very few incidents. While it is conceivable that the police may need to respond on occasion, these incidents are very rare.

Emergency

Due to the nature of the development, being a small single family home development, the need for emergency services certainly could occur, but should be very rare.

Additionally, given the proximity to the Village and the small nature of the development, existing Village services should easily be able to cover the needs of this area.

Village Staff Costs

The time incurred by Village staff to review and work through the zoning and building process is covered by the normal permits and fees paid for a development such as this. Based upon industry averages, the permit fees are approximately 0.75% - 1% (all in) of the hard costs of the project aggregately. At a minimum, this will cover the costs of review and time.

Water and Sewer Costs

This development will be a user of the municipal/governmental water and sewer systems and will pay the normal and customary charges for the services provided. Therefore, the development will not have a negative impact on the Village from the standpoint of the delivery of municipal utility services.

V. SCHOOL DISTRICT 86 AND 181 COSTS

Overview

We have looked at the incremental costs of the new student generation to School Districts 86 and 181 as a result of the construction of the proposed 46-unit residential development.

Key Assumptions

• We are using the ratios developed by the ISCS study and adjusting for current market conditions. Additionally, some of these units are masters down single family homes. Therefore, the student generation here should be more in line with a suburban high density development adjusted for the empty nester design features. Because this neighborhood will be predominantly designed and marketed to a more senior population the student generation within the more traditionally designed homes are anticipated to produce less school-aged children than in a more conventional development. These types of developments do not typically produce many students. However, for purposes of being conservative we have estimated that even the master down units will produce some children, but have discounted the ratios by 75%.

Furthermore, and most importantly, it is generally the nature of home buyers to purchase in communities that cater to their needs. That is families that have children will want to purchase in a neighborhood that has other children, has the appropriate amenities (like parks and open space) and is proximate to the schools. A development that is marketed and designed towards empty nesters will generally not be attractive to families with children. Therefore, we believe our methodology is reasonable and conservative.

- We have used the total operational cost per student of \$17,821 for District 181 and \$20,397 for District 86 as published by the Illinois School Report Card for 2018. Note that this is a conservative methodology that assumes that 100% of the costs of operation are being paid for by the residential tax base of the school districts. In actuality, the school districts also receive portions of the revenues they receive from the non-residential tax bases of the districts and from state and federal school aid.
- We have used a 5-year average consumer price index as the inflation rate for these costs.

Please see the Appendix for a complete list of assumptions.

Costs

- Over a 20-year period the incremental cost to School District 86 is \$4,400,000
- Over a 20-year period, the incremental cost to School District 181 is \$8,900,000

VI. NET COST BENEFIT CALCULATIONS OVER 20-YEARS

Village of Hinsdale

Total in Nominal Dollars (Year 1 - Year 20)	
Total Payments to Village	\$ 1,144,512
Total Costs to Village	\$ 0
Total (Cost)/Benefit to Village	\$ 1,144,512
(Year 1 - Year 20)	

Village 5-Year Cash Flow

Year		Collections		Costs	Net (Cost)/Benefit
Year 1 Year 2 Year 3 Year 4 Year 5	\$ \$ \$ \$		44,804 45,924 47,073 48,429 49,456	\$0 \$0 \$0 \$0 \$0 \$0	\$44,804 \$45,924 \$47,073 \$48,429 \$49,456

School District 86

Total in Nominal Dollars (Year 1 - Year 20)

Total Payments to SD 86	\$ 5,634,028
Total Costs to SD 86	\$ 4,400,669
Total (Cost)/Benefit to SD 86	\$ 1,233,359

(Year 1 - Year 20)

School District 86 5-Year Cash Flow

School Distr	ict 86 Property Taxes	-	chool District 86 cremental Student Costs	Benefit/(Cost)
\$	220,556	\$	179,861	\$ 40,695
\$	226,070	\$	183,584	\$ 42,486
\$	231,722	\$	187,384	\$ 44,338
\$	237,515	\$	191,262	\$ 46,253
\$	243,453	\$	195,221	\$ 48,232

School District 181

Total in Nominal Dollars (Year 1 - Year 20)	
Total Payments to SD 181	\$ 9,976,253
Total Costs to SD 181	\$ 8.925,711
Total (Cost)/Benefit to SD 181 (Year 1 - Year 20)	\$ 1,050,542

School District 181 5-Year Cash Flow

	Di P	School strict 181 roperty		_	
Year		Taxes	School District 181 Incremental Student Costs	Ber	efit/(Cost)
Year 1	\$	390,592	\$ 364,805	\$	25,737
Year 2	\$	400,305	\$ 372,356	\$	27,950
Year 3	\$	410,313	\$ 380,063	\$	30,250
Year 4	\$	420,571	\$ 387,930	\$	32,461
Year 5	\$	431,085	\$ 395,959	\$	35,126

APPENDIX

The Appendix is an integral part of this Report. The written narrative is meant to provide an overview of key assumptions and conclusions. The Appendix delineates all assumptions and detailed conclusions.

- Table 1 Executive Summary
- Table 2 Village Summary
- Table 3 School District 86 Summary
- Table 4 School District 181 Summary
- Table 5 Fair Market Value Residential
- Table 6 Property Tax Assumptions
- **Table 7 Total Property Tax Projections**
- Table 8 Village Property Tax Projections
- Table 9 School District 86 Property Tax Projections
- Table 10 School District 181 Property Tax Projections
- Table 11 Number of School Children
- Table 12 School District 86 Cost Assumptions
- Table 13 School District 181 Cost Assumptions
- Table 14 School District 86 Cost Projections
- Table 15 School District 181 Cost Projections

Village of Hinsdale Total in Nominal Dollars (Year 1 - Year 20)	
Total Payments to Village	\$ 1,144,512
Total Costs to Village	\$ 0
Total (Cost)/Benefit to Village	\$ 1,144,512
(Year 1 - Year 20)	
School District 86 Total in Nominal Dollars (Year 1 - Year 20)	
Total Payments to SD 86	\$ 5,634,028
Total Costs to SD 86	\$ 4,400,669
Total (Cost)/Benefit to SD 86 (Year 1 - Year 20)	\$ 1,233,359

School District 181 Total in Nominal Dollars (Year 1 - Year 20)	
Total Payments to SD 181	\$ 9,976,253
Total Costs to SD 181	\$ 8,925,711
Total (Cost)/Benefit to SD 181 (Year 1 - Year 20)	\$ 1,050,542

Laube Companies

Year		Village of Hinsdale	Incremental Village Costs	Benefit/(Cost)
Norm 1	¢	44.004	¢ O	ф <u>44.9</u>
Year 1	\$	44,804		\$ 44,80
Year 2	\$	45,924	\$ 0	\$ 45,92
Year 3	\$	47,073	\$ 0	\$ 47,02
Year 4	\$	48,249	\$ 0	\$ 48,24
Year 5	\$	49,456	\$ 0	\$ 49,45
Year 6	\$	50,692	\$ 0	\$ 50,69
Year 7	\$	51,959	\$ 0	\$ 51,95
Year 8	\$	53,258	\$ 0	\$ 53,25
Year 9	\$	54,590	\$ 0	\$ 54,59
Year 10	\$	55,955	\$ 0	\$ 55,95
Year 11	\$	57,353	\$ 0	\$ 57,35
Year 12	\$	58,787	\$ 0	\$ 58,78
Year 13	\$	60,257	\$ 0	\$ 60,25
Year 14	\$	61,763	\$ 0	\$ 61,76
Year 15	\$	63,307	\$ 0	\$ 63,30
Year 16	\$	64,890	\$ 0	\$ 64,89
Year 17	\$	66,512	\$ 0	\$ 66,51
Year 18	\$	68,175	\$ 0	\$ 68,12
Year 19	\$	69,880	\$ 0	\$ 69,88
Year 20	\$	71,627	\$ 0	\$ 71,62
Total	\$	1,144,512	\$ 0	\$ 1,144,51

			hool District 86 emental Student	
 Year	School Dist	ict 86 Property Taxes	Costs	Benefit/(Cost)
Year 1	\$	220,556	\$ 179,861	\$ 40,695
Year 2	\$	226,070	\$ 183,584	\$ 42,486
Year 3	\$	231,722	\$ 187,384	\$ 44,338
Year 4	\$	237,515	\$ 191,262	\$ 46,253
Year 5	\$	243,453	\$ 195,221	\$ 48,232
Year 6	\$	249,539	\$ 199,262	\$ 50,277
Year 7	\$	255,777	\$ 203,386	\$ 52,391
Year 8	\$	262,172	\$ 207,596	\$ 54,576
Year 9	\$	268,726	\$ 211,893	\$ 56,833
Year 10	\$	275,444	\$ 216,279	\$ 59,166
Year 11	\$	282,330	\$ 220,755	\$ 61,575
Year 12	\$	289,389	\$ 225,325	\$ 64,064
Year 13	\$	296,623	\$ 229,989	\$ 66,635
Year 14	\$	304,039	\$ 234,749	\$ 69,290
Year 15	\$	311,640	\$ 239,608	\$ 72,032
Year 16	\$	319,431	\$ 244,567	\$ 74,863
Year 17	\$	327,417	\$ 249,630	\$ 77,787
Year 18	\$	335,602	\$ 254,797	\$ 80,805
Year 19	\$	343,992	\$ 260,070	\$ 83,922
Year 20	\$	352,592	\$ 265,454	\$ 87,138
Total	\$	5,634,028	\$ 4,400,669	\$ 1,233,359

McNaughton Devleopment Hinsdale Fiscal Impact Analysis Cost Benefit Summary Scenario 1

Year	School District 181 Property Taxes	School District 181 Incremental Student Costs	Benefit/(Cost)
	School Distilet for Hoperty Tuxes		Denerry (Cost)
Year 1	\$ 390,542	\$ 364,805	\$ 25,737
Year 2	\$ 400,305	\$ 372,356	\$ 27,950
Year 3	\$ 410,313	\$ 380,063	\$ 30,250
Year 4	\$ 420,571	\$ 387,930	\$ 32,641
Year 5	\$ 431,085	\$ 395,959	\$ 35,126
Year 6	\$ 441,862	\$ 404,155	\$ 37,707
Year 7	\$ 452,909	\$ 412,520	\$ 40,388
Year 8	\$ 464,231	\$ 421,059	\$ 43,172
Year 9	\$ 475,837	\$ 429,774	\$ 46,063
Year 10	\$ 487,733	\$ 438,670	\$ 49,063
Year 11	\$ 499,926	\$ 447,750	\$ 52,177
Year 12	\$ 512,425	\$ 457,017	\$ 55,407
Year 13	\$ 525,235	\$ 466,477	\$ 58,758
Year 14	\$ 538,366	\$ 476,132	\$ 62,234
Year 15	\$ 551,825	\$ 485,988	\$ 65,837
Year 16	\$ 565,621	\$ 496,047	\$ 69,574
Year 17	\$ 579,761	\$ 506,314	\$ 73,447
Year 18	\$ 594,255	\$ 516,794	\$ 77,461
Year 19	\$ 609,112	\$ 527,491	\$ 81,621
Year 20	\$ 624,339	\$ 538,409	\$ 85,930
Total	\$ 9,976,253	\$ 8,925,711	\$ 1,050,542

			Estimated FMV for Purposes of County					
Type of Units - Ranch	Number of Units	Unit	Chunk Price	Discount Factor		Assessor	Estimate	d Taxes Per Unit
Essex	3	\$	934,000	0%	\$	934,000	\$	15,978
Brunswick	3	\$	944,000	0%	\$	944,000	\$	16,149
Ashford	3	\$	949,000	0%	\$	949,000	\$	16,234
Fenwick	4	\$	954,000	0%	\$	954,000	\$	16,320
Carlisle II	4	\$	984,000	0%	\$	984,000	\$	16,833
Bostonian	3	\$	994,000	0%	\$	994,000	\$	17,004
Astoria	3	\$	999,000	0%	\$	999,000	\$	17,090
Total Units	23							

Type of Units - Traditional Single Family	Number of Units	Un	it Chunk Price	Discount Factor	Estimated FMV for Purposes of County Assessor	Estin	mated Taxes Per Unit
1	7	\$	1,050,000	0%	\$ 1,050,000	\$	17,962
2		\$	1,070,000	0%	\$ 1,070,000		18,304
3	6	\$	1,100,000	0%	\$ 1,100,000	\$	18,817
4	5	\$	1,150,000	0%	\$ 1,150,000	\$	19,673
Total Units	23						

McNaughton Devleopment Hinsdale Fiscal Impact Analysis Tax Assumptions

Assessment Ratio	33%
Equalization Multiplier	1.0000
Total Tax Rate	5.132%
School District 86 Tax Rate	1.4000%
High School District 181 Tax Rate	2.4790%
Village of Hinsdale	0.2844%
Annual Reassessment Growth Rate	2.50%

Laube Companies

McNaughton Devleopment Hinsdale Total Total Property Tax Projections

	 Year 1	Year 2		Year 3	Year 4	Year 5	Year 6	Year 7	Year	8	Year 9
Estiamted Fair Market Value											
Essex	\$ 2,802,000	\$ 2,872,050) \$	2,943,851	\$ 3,017,448 \$	3,092,884	\$ 3,170,206 \$	3,249,461	3,33	0,697	\$ 3,413,965
Brunswick	\$ 2,832,000	\$ 2,902,800		2,975,370	3,049,754 \$		\$ 3,204,148 \$	3,284,252		6,358	3,450,517
Ashford	\$ 2,847,000			2,991,129	3,065,908 \$	3,142,555	\$ 3,221,119 \$	3,301,647		4,188	3,468,793
Fenwick	\$ 3,816,000	\$ 3,911,400) \$	4,009,185	\$ 4,109,415 \$	4,212,150	\$ 4,317,454 \$	4,425,390	4,53	6,025	\$ 4,649,425
Carlisle II	\$ 3,936,000	\$ 4,034,400) \$	4,135,260	\$ 4,238,642 \$	4,344,608	\$ 4,453,223 \$	4,564,553	4,67	8,667	\$ 4,795,634
Bostonian	\$ 2,982,000	\$ 3,056,550) \$	3,132,964	\$ 3,211,288 \$	3,291,570	\$ 3,373,859 \$	3,458,206	3,54	4,661	\$ 3,633,277
Astoria	\$ 2,997,000	\$ 3,071,925	5 \$	3,148,723	\$ 3,227,441 \$	3,308,127	\$ 3,390,830 \$	3,475,601	3,56	2,491	\$ 3,651,553
Single Family 1	\$ 7,350,000	\$ 7,533,750) \$	7,722,094	\$ 7,915,146 \$	8,113,025	\$ 8,315,850 \$	8,523,747	8,73	6,840	\$ 8,955,261
Single Family 2	\$ 5,350,000	5,483,750) \$	5,620,844	\$ 5,761,365 \$	5,905,399	\$ 6,053,034 \$	6,204,360	6,35	9,469	\$ 6,518,456
Single Family 3	\$ 6,600,000	\$ 6,765,000) \$	6,934,125	\$ 7,107,478 \$	7,285,165	\$ 7,467,294 \$	7,653,977	5 7,84	5,326	\$ 8,041,459
Single Family 4	\$ 5,750,000	\$ 5,893,750) \$	6,041,094	\$ 6,192,121 \$	6,346,924	\$ 6,505,597 \$	6,668,237	6,83	4,943	\$ 7,005,817
Total Estimated FMV	\$ 47,262,000	\$ 48,443,550) \$	49,654,639	\$ 50,896,005 \$	52,168,405	\$ 53,472,615 \$	54,809,430	56,17	9,666	\$ 57,584,158
Assessment Ratio	33%	33	%	33%	33%	33%	33%	33%		33%	33%
Equalization Multiplier	1.0000	1.000)	1.0000	1.0000	1.0000	1.0000	1.0000	1	.0000	1.0000
Village Rate	 5.1320%	5.1320	6	5.1320%	5.1320%	5.1320%	5.1320%	5.1320%	5.	1320%	5.1320%
Taxes to from the Development	\$ 808,495	\$ 828,708	\$	849,425	\$ 870,661 \$	892,428	\$ 914,738 \$	937,607	5 96	1,047	\$ 985,073

McNaughton Devleopment Hinsdale Total Total Property Tax Projections

	 Year 10	Year 11	Year 12	Y	ear 13	Year 14	Year 15	Y	ear 16	Year 17	Year 18
Estiamted Fair Market Value											
Essex	\$ 3,499,314	\$ 3,586,797	\$ 3,676,467 \$	5	3,768,378	\$ 3,862,588	\$ 3,959,153 \$		4,058,131	\$ 4,159,585 \$	4,263,574
Brunswick	\$ 3,536,780	\$ 3,625,199	\$ 3,715,829 \$	5	3,808,725	\$ 3,903,943	\$ 4,001,542 \$		4,101,580	\$ 4,204,120 \$	4,309,223
Ashford	\$ 3,555,513	\$ 3,644,401	\$ 3,735,511 \$	5	3,828,898	\$ 3,924,621	\$ 4,022,736 \$		4,123,305	\$ 4,226,388 \$	4,332,047
Fenwick	\$ 4,765,661	\$ 4,884,803	\$ 5,006,923 \$	5	5,132,096	\$ 5,260,398	\$ 5,391,908 \$		5,526,706	\$ 5,664,873 \$	5,806,495
Carlisle II	\$ 4,915,525	\$ 5,038,413	\$ 5,164,373 \$	5	5,293,482	\$ 5,425,819	\$ 5,561,465 \$		5,700,502	\$ 5,843,014 \$	5,989,089
Bostonian	\$ 3,724,109	\$ 3,817,212	\$ 3,912,642 \$	5	4,010,458	\$ 4,110,720	\$ 4,213,488 \$		4,318,825	\$ 4,426,796 \$	4,537,466
Astoria	\$ 3,742,842	\$ 3,836,413	\$ 3,932,324 \$	5	4,030,632	\$ 4,131,398	\$ 4,234,683 \$		4,340,550	\$ 4,449,063 \$	4,560,290
Single Family 1	\$ 9,179,143	\$ 9,408,621	\$ 9,643,837 \$	5	9,884,933	\$ 10,132,056	\$ 10,385,358 \$	1	0,644,992	\$ 10,911,116 \$	11,183,894
Single Family 2	\$ 6,681,417	\$ 6,848,452	\$ 7,019,664 \$	5	7,195,155	\$ 7,375,034	\$ 7,559,410 \$		7,748,395	\$ 7,942,105 \$	8,140,658
Single Family 3	\$ 8,242,496	\$ 8,448,558	\$ 8,659,772 \$	5	8,876,266	\$ 9,098,173	\$ 9,325,627 \$		9,558,768	\$ 9,797,737 \$	10,042,681
Single Family 4	\$ 7,180,962	\$ 7,360,486	\$ 7,544,498 \$	5	7,733,111	\$ 7,926,439	\$ 8,124,599 \$		8,327,714	\$ 8,535,907 \$	8,749,305
Total Estimated FMV	\$ 59,023,762	\$ 60,499,356	\$ 62,011,840 \$	5	63,562,136	\$ 65,151,189	\$ 66,779,969 \$	6	8,449,468	\$ 70,160,705 \$	71,914,722
Assessment Ratio	33%	33%	33%		33%	33%	33%		33%	33%	33%
Equalization Multiplier	1.0000	1.0000	1.0000		1.0000	1.0000	1.0000		1.0000	1.0000	1.0000
Village Rate	 5.1320%	5.1320%	5.1320%		5.1320%	5.1320%	5.1320%		5.1320%	5.1320%	5.1320%
Taxes to from the Development	\$ 1,009,700	\$ 1,034,942	\$ 1,060,816 \$	6	1,087,336	\$ 1,114,520	\$ 1,142,383 \$		1,170,942	\$ 1,200,216 \$	1,230,221

McNaughton Devleopment Hinsdale Total Total Property Tax Projections

	 Year 19	Year 20
Estiamted Fair Market Value		
Essex	\$ 4,370,164	\$ 4,479,418
Brunswick	\$ 4,416,953	\$ 4,527,377
Ashford	\$ 4,440,348	\$ 4,551,357
Fenwick	\$ 5,951,658	\$ 6,100,449
Carlisle II	\$ 6,138,817	\$ 6,292,287
Bostonian	\$ 4,650,902	\$ 4,767,175
Astoria	\$ 4,674,297	\$ 4,791,155
Single Family 1	\$ 11,463,492	\$ 11,750,079
Single Family 2	\$ 8,344,174	\$ 8,552,778
Single Family 3	\$ 10,293,748	\$ 10,551,091
Single Family 4	\$ 8,968,038	\$ 9,192,239
Total Estimated FMV	\$ 73,712,590	\$ 75,555,405
Assessment Ratio	33%	33%
Equalization Multiplier	1.0000	1.0000
Village Rate	 5.1320%	5.1320%
Taxes to from the Development	\$ 1,260,977	\$ 1,292,501

McNaughton Devleopment Hinsdale Total Village Property Tax Projections

		Year 1	Year 2	Year 3	Year 4	Year 5		Year 6	Year 7	Year 8	Year 9
Estiamted Fair Market Value											
Essex	\$	2,802,000	\$ 2,872,050	\$ 2,943,851	\$ 3,017,448	\$ 3,092,884	\$	3,170,206 \$	3,249,461	\$ 3,330,697	\$ 3,413,965
Brunswick	ŝ	2,832,000	2,902,800	\$ 2,975,370	3,049,754	3,125,998		3,204,148 \$	3,284,252	3,366,358	3,450,517
Ashford	\$	2,847,000	2,918,175	\$	\$ 3,065,908	3,142,555	÷	3,221,119 \$	3,301,647	3,384,188	3,468,793
Fenwick	\$	3,816,000	3,911,400	\$ 4,009,185	\$ 4,109,415	4,212,150		4,317,454 \$	4,425,390	4,536,025	4,649,425
Carlisle II	\$	3,936,000	4,034,400	4,135,260	4,238,642	4,344,608	\$	4,453,223 \$		4,678,667	4,795,634
Bostonian	\$	2,982,000	3,056,550	3,132,964	3,211,288	3,291,570		3,373,859 \$	3,458,206	3,544,661	3,633,277
Astoria	\$	2,997,000	\$ 3,071,925	\$ 3,148,723	\$ 3,227,441	\$ 3,308,127	\$	3,390,830 \$	3,475,601	\$ 3,562,491	\$ 3,651,553
Single Family 1	\$	7,350,000	\$ 7,533,750	\$ 7,722,094	\$ 7,915,146	\$ 8,113,025	\$	8,315,850 \$	8,523,747	\$ 8,736,840	\$ 8,955,261
Single Family 2	\$	5,350,000	\$ 5,483,750	\$ 5,620,844	\$ 5,761,365	\$ 5,905,399	\$	6,053,034 \$	6,204,360	\$ 6,359,469	\$ 6,518,456
Single Family 3	\$	6,600,000	\$ 6,765,000	\$ 6,934,125	\$ 7,107,478	\$ 7,285,165	\$	7,467,294 \$	7,653,977	\$ 7,845,326	\$ 8,041,459
Single Family 4	\$	5,750,000	\$ 5,893,750	\$ 6,041,094	\$ 6,192,121	\$ 6,346,924	\$	6,505,597 \$	6,668,237	\$ 6,834,943	\$ 7,005,817
Total Estimated FMV	\$	47,262,000	\$ 48,443,550	\$ 49,654,639	\$ 50,896,005	\$ 52,168,405	\$	53,472,615 \$	54,809,430	\$ 56,179,666	\$ 57,584,158
Assessment Ratio		33%	33%	33%	33%	33%		33%	33%	33%	33%
Equalization Multiplier		1.0000	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000	1.0000	1.0000
Village Rate		0.2844%	0.2844%	0.2844%	0.2844%	0.2844%		0.2844%	0.2844%	0.2844%	0.2844%
Taxes to from the Development	\$	44,804	\$ 45,924	\$ 47,073	\$ 48,249	\$ 49,456	\$	50,692 \$	51,959	\$ 53,258	\$ 54,590

McNaughton Devleopment Hinsdale Total Village Property Tax Projections

		Year 10		Year 11		Year 12		Year 13		Year 14		Year 15	Year 16		Year 17	Year 18
Estiamted Fair Market Value																
Essex	\$	3,499,314	¢	3,586,797	¢	3,676,467	¢	3,768,378	¢	3,862,588	¢	3,959,153 \$	4,058,131	¢	4,159,585 \$	4,263,574
Brunswick	э \$, ,								3,903,943						
Ashford		3,536,780			\$ ¢	3,715,829						4,001,542 \$	4,101,580		4,204,120 \$	4,309,223
	\$	3,555,513			\$	3,735,511		3,828,898		3,924,621		4,022,736 \$	4,123,305		4,226,388 \$	4,332,047
Fenwick	\$	4,765,661		, ,	\$	5,006,923		5,132,096		5,260,398		5,391,908 \$	5,526,706		5,664,873 \$	5,806,495
Carlisle II	\$	4,915,525	\$	5,038,413	\$	5,164,373	\$	5,293,482	\$	5,425,819	\$	5,561,465 \$	5,700,502	\$	5,843,014 \$	5,989,089
Bostonian	\$	3,724,109	\$	3,817,212	\$	3,912,642	\$	4,010,458	\$	4,110,720	\$	4,213,488 \$	4,318,825	\$	4,426,796 \$	4,537,466
Astoria	\$	3,742,842	\$	3,836,413	\$	3,932,324	\$	4,030,632	\$	4,131,398	\$	4,234,683 \$	4,340,550	\$	4,449,063 \$	4,560,290
Single Family 1	\$	9,179,143	\$	9,408,621	\$	9,643,837	\$	9,884,933	\$	10,132,056	\$	10,385,358 \$	10,644,992	\$	10,911,116 \$	11,183,894
Single Family 2	\$	6,681,417	\$	6,848,452	\$	7,019,664	\$	7,195,155	\$	7,375,034	\$	7,559,410 \$	7,748,395		7,942,105 \$	8,140,658
Single Family 3	\$	8,242,496	\$	8,448,558	\$	8,659,772	\$	8,876,266	\$	9,098,173	\$	9,325,627 \$	9,558,768	\$	9,797,737 \$	10,042,681
Single Family 4	\$	7,180,962	\$	7,360,486	\$	7,544,498	\$	7,733,111	\$	7,926,439	\$	8,124,599 \$	8,327,714	\$	8,535,907 \$	8,749,305
Total Estimated FMV	\$	59,023,762	\$	60,499,356	\$	62,011,840	\$	63,562,136	\$	65,151,189	\$	66,779,969 \$	68,449,468	\$	70,160,705 \$	71,914,722
Assessment Ratio		33%		33%		33%		33%		33%		33%	33%		33%	33%
Equalization Multiplier		1.0000		1.0000		1.0000		1.0000		1.0000		1.0000	1.0000		1.0000	1.0000
Village Rate		0.2844%		0.2844%		0.2844%		0.2844%		0.2844%		0.2844%	0.2844%		0.2844%	0.2844%
Taxes to from the Development	\$	55,955	\$	57,353	\$	58,787	\$	60,257	\$	61,763	\$	63,307 \$	64,890	\$	66,512 \$	68,175

McNaughton Devleopment Hinsdale Total Village Property Tax Projections

	 Year 19	Year 20
Estiamted Fair Market Value		
Essex	\$ 4,370,164	\$ 4,479,418
Brunswick	\$ 4,416,953	\$ 4,527,377
Ashford	\$ 4,440,348	\$ 4,551,357
Fenwick	\$ 5,951,658	\$ 6,100,449
Carlisle II	\$ 6,138,817	\$ 6,292,287
Bostonian	\$ 4,650,902	\$ 4,767,175
Astoria	\$ 4,674,297	\$ 4,791,155
Single Family 1	\$ 11,463,492	\$ 11,750,079
Single Family 2	\$ 8,344,174	\$ 8,552,778
Single Family 3	\$ 10,293,748	\$ 10,551,091
Single Family 4	\$ 8,968,038	\$ 9,192,239
Total Estimated FMV	\$ 73,712,590	\$ 75,555,405
Assessment Ratio	33%	33%
Equalization Multiplier	1.0000	1.0000
Village Rate	 0.2844%	0.2844%
Taxes to from the Development	\$ 69,880	\$ 71,627

McNaughton Devleopment Hinsdale Total SD 86 Property Tax Projections

	 Year 1	Year 2	Year 3	Year 4	Υ	lear 5	Year 6	Year 7	Year 8	Year 9
Estiamted Fair Market Value										
Essex	\$ 2,802,000	\$ 2,872,050	\$ 2,943,851	\$ 3,017,448 \$		3,092,884	\$ 3,170,206 \$	3,249,461	\$ 3,330,697 \$	3,413,965
Brunswick	\$	\$	\$ 2,975,370	3,049,754 \$			\$ 3,204,148 \$	3,284,252	3,366,358 \$	3,450,517
Ashford	\$ 2,847,000	\$ 2,918,175	\$ 2,991,129	\$ 3,065,908 \$		3,142,555	\$ 3,221,119 \$	3,301,647	\$ 3,384,188 \$	3,468,793
Fenwick	\$ 3,816,000	\$ 3,911,400	\$ 4,009,185	\$ 4,109,415 \$		4,212,150	\$ 4,317,454 \$	4,425,390	\$ 4,536,025 \$	4,649,425
Carlisle II	\$ 3,936,000	\$ 4,034,400	\$ 4,135,260	\$ 4,238,642 \$		4,344,608	\$ 4,453,223 \$	4,564,553	\$ 4,678,667 \$	4,795,634
Bostonian	\$ 2,982,000	\$ 3,056,550	\$ 3,132,964	\$ 3,211,288 \$		3,291,570	\$ 3,373,859 \$	3,458,206	\$ 3,544,661 \$	3,633,277
Astoria	\$ 2,997,000	\$ 3,071,925	\$ 3,148,723	\$ 3,227,441 \$		3,308,127	\$ 3,390,830 \$	3,475,601	\$ 3,562,491 \$	3,651,553
Single Family 1	\$ 7,350,000	\$ 7,533,750	\$ 7,722,094	\$ 7,915,146 \$		8,113,025	\$ 8,315,850 \$	8,523,747	\$ 8,736,840 \$	8,955,261
Single Family 2	\$ 5,350,000	\$ 5,483,750	\$ 5,620,844	\$ 5,761,365 \$		5,905,399	\$ 6,053,034 \$	6,204,360	\$ 6,359,469 \$	6,518,456
Single Family 3	\$ 6,600,000	\$ 6,765,000	\$ 6,934,125	\$ 7,107,478 \$		7,285,165	\$ 7,467,294 \$	7,653,977	\$ 7,845,326 \$	8,041,459
Single Family 4	\$ 5,750,000	\$ 5,893,750	\$ 6,041,094	\$ 6,192,121 \$		6,346,924	\$ 6,505,597 \$	6,668,237	\$ 6,834,943 \$	7,005,817
Total Estimated FMV	\$ 47,262,000	\$ 48,443,550	\$ 49,654,639	\$ 50,896,005 \$	5	52,168,405	\$ 53,472,615 \$	54,809,430	\$ 56,179,666 \$	57,584,158
Assessment Ratio	33%	33%	33%	33%		33%	33%	33%	33%	33%
Equalization Multiplier	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000	1.0000	1.0000	1.0000
SD 86	 1.4000%	1.4000%	1.4000%	1.4000%		1.4000%	1.4000%	1.4000%	1.4000%	1.4000%
Taxes to from the Development	\$ 220,556	\$ 226,070	\$ 231,722	\$ 237,515 \$		243,453	\$ 249,539 \$	255,777	\$ 262,172 \$	268,726

McNaughton Devleopment Hinsdale Total SD 86 Property Tax Projections

	 Year 10	Year 11	Year 12	Year 13		Year 14	Year 15	Year 1	6	Year 17	Year 18
Estiamted Fair Market Value											
Essex	\$ 3,499,314	\$ 3,586,797	\$ 3,676,467	\$ 3,768,378 \$	3	3,862,588	\$ 3,959,153 \$	4,05	3,131	\$ 4,159,585 \$	4,263,574
Brunswick	\$ 3,536,780	\$ 3,625,199	\$ 3,715,829	\$ 3,808,725	3	3,903,943	\$ 4,001,542 \$	4,10	1,580	\$ 4,204,120 \$	4,309,223
Ashford	\$ 3,555,513	\$ 3,644,401	\$ 3,735,511	\$ 3,828,898 \$	3	3,924,621	\$ 4,022,736 \$	4,12	3,305	\$ 4,226,388 \$	4,332,047
Fenwick	\$ 4,765,661	\$ 4,884,803	\$ 5,006,923	\$ 5,132,096 \$	3	5,260,398	\$ 5,391,908 \$	5,52	5,706	\$ 5,664,873 \$	5,806,495
Carlisle II	\$ 4,915,525	\$ 5,038,413	\$ 5,164,373	\$ 5,293,482 \$	3	5,425,819	\$ 5,561,465 \$	5,70	0,502	\$ 5,843,014 \$	5,989,089
Bostonian	\$ 3,724,109	\$ 3,817,212	\$ 3,912,642	\$ 4,010,458 \$	3	4,110,720	\$ 4,213,488 \$	4,31	8,825	\$ 4,426,796 \$	4,537,466
Astoria	\$ 3,742,842	\$ 3,836,413	\$ 3,932,324	\$ 4,030,632 \$	3	4,131,398	\$ 4,234,683 \$	4,34),550	\$ 4,449,063 \$	4,560,290
Single Family 1	\$ 9,179,143	\$ 9,408,621	\$ 9,643,837	\$ 9,884,933 \$	3	10,132,056	\$ 10,385,358 \$	10,64	1,992	\$ 10,911,116 \$	11,183,894
Single Family 2	\$ 6,681,417	\$ 6,848,452	\$ 7,019,664	\$ 7,195,155 \$	3	7,375,034	\$ 7,559,410 \$	7,74	3,395	\$ 7,942,105 \$	8,140,658
Single Family 3	\$ 8,242,496	\$ 8,448,558	\$ 8,659,772	\$ 8,876,266 \$	3	9,098,173	\$ 9,325,627 \$	9,55	8,768	\$ 9,797,737 \$	10,042,681
Single Family 4	\$ 7,180,962	\$ 7,360,486	\$ 7,544,498	\$ 7,733,111 \$	3	7,926,439	\$ 8,124,599 \$	8,32	7,714	\$ 8,535,907 \$	8,749,305
Total Estimated FMV	\$ 59,023,762	\$ 60,499,356	\$ 62,011,840	\$ 63,562,136	6	65,151,189	\$ 66,779,969 \$	68,44	9,468	\$ 70,160,705 \$	71,914,722
Assessment Ratio	33%	33%	33%	33%		33%	33%		33%	33%	33%
Equalization Multiplier	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000	1	0000	1.0000	1.0000
SD 86	 1.4000%	1.4000%	1.4000%	1.4000%		1.4000%	1.4000%	1.4	000%	1.4000%	1.4000%
Taxes to from the Development	\$ 275,444	\$ 282,330	\$ 289,389	\$ 296,623	3	304,039	\$ 311,640 \$	31	9,431	\$ 327,417 \$	335,602

McNaughton Devleopment Hinsdale Total SD 86 Property Tax Projections

	 Year 19	Year 20
Estiamted Fair Market Value		
Essex	\$ 4,370,164	\$ 4,479,418
Brunswick	\$ 4,416,953	\$ 4,527,377
Ashford	\$ 4,440,348	\$ 4,551,357
Fenwick	\$ 5,951,658	\$ 6,100,449
Carlisle II	\$ 6,138,817	\$ 6,292,287
Bostonian	\$ 4,650,902	\$ 4,767,175
Astoria	\$ 4,674,297	\$ 4,791,155
Single Family 1	\$ 11,463,492	\$ 11,750,079
Single Family 2	\$ 8,344,174	\$ 8,552,778
Single Family 3	\$ 10,293,748	\$ 10,551,091
Single Family 4	\$ 8,968,038	\$ 9,192,239
Total Estimated FMV	\$ 73,712,590	\$ 75,555,405
Assessment Ratio	33%	33%
Equalization Multiplier	1.0000	1.0000
SD 86	 1.4000%	1.4000%
Taxes to from the Development	\$ 343,992	\$ 352,592

McNaughton Devleopment Hinsdale Total SD 181 Property Tax Projections

	 Year 1	Year 2	Year 3	Year 4		Year 5	Year 6	Year 7		Ŷ	'ear 8	Year 9
Estiamted Fair Market Value												
Essex	\$ 2,802,000	\$ 2,872,050	\$ 2,943,851	\$ 3,017,448 \$;	3,092,884	\$ 3,170,206 \$	3,249,46	1 5	3	3,330,697	\$ 3,413,965
Brunswick	\$ 2,832,000	2,902,800	\$ 2,975,370	3,049,754 \$			\$ 3,204,148 \$	3,284,25			3,366,358	\$ 3,450,517
Ashford	\$ 2,847,000	\$ 2,918,175	\$ 2,991,129	\$ 3,065,908 \$	5	3,142,555	\$ 3,221,119 \$	3,301,64	7 5	5	3,384,188	\$ 3,468,793
Fenwick	\$ 3,816,000	\$ 3,911,400	\$ 4,009,185	\$ 4,109,415 \$;	4,212,150	\$ 4,317,454 \$	4,425,39	0 9	3	4,536,025	\$ 4,649,425
Carlisle II	\$ 3,936,000	\$ 4,034,400	\$ 4,135,260	\$ 4,238,642 \$,	4,344,608	\$ 4,453,223 \$	4,564,55	3 5	3	4,678,667	\$ 4,795,634
Bostonian	\$ 2,982,000	\$ 3,056,550	\$ 3,132,964	\$ 3,211,288 \$;	3,291,570	\$ 3,373,859 \$	3,458,20	6 5	5	3,544,661	\$ 3,633,277
Astoria	\$ 2,997,000	\$ 3,071,925	\$ 3,148,723	\$ 3,227,441 \$;	3,308,127	\$ 3,390,830 \$	3,475,60	1 5	;	3,562,491	\$ 3,651,553
Single Family 1	\$ 7,350,000	\$ 7,533,750	\$ 7,722,094	\$ 7,915,146 \$,	8,113,025	\$ 8,315,850 \$	8,523,74	7 5	5	8,736,840	\$ 8,955,261
Single Family 2	\$ 5,350,000	\$ 5,483,750	\$ 5,620,844	\$ 5,761,365 \$;	5,905,399	\$ 6,053,034 \$	6,204,36	0 9	;	6,359,469	\$ 6,518,456
Single Family 3	\$ 6,600,000	\$ 6,765,000	\$ 6,934,125	\$ 7,107,478 \$,	7,285,165	\$ 7,467,294 \$	7,653,92	7 5	5	7,845,326	\$ 8,041,459
Single Family 4	\$ 5,750,000	\$ 5,893,750	\$ 6,041,094	\$ 6,192,121 \$	6	6,346,924	\$ 6,505,597 \$	6,668,23	57 5	3	6,834,943	\$ 7,005,817
Total Estimated FMV	\$ 47,262,000	\$ 48,443,550	\$ 49,654,639	\$ 50,896,005 \$		52,168,405	\$ 53,472,615 \$	54,809,43	50 S	5 5	6,179,666	\$ 57,584,158
Assessment Ratio	33%	33%	33%	33%		33%	33%	33	\$%		33%	33%
Equalization Multiplier	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000	1.000	0		1.0000	1.0000
SD 181	 2.4790%	2.4790%	2.4790%	2.4790%		2.4790%	2.4790%	2.4790)%		2.4790%	2.4790%
Taxes to from the Development	\$ 390,542	\$ 400,305	\$ 410,313	\$ 420,571 \$	5	431,085	\$ 441,862 \$	452,90	19 5	6	464,231	\$ 475,837

McNaughton Devleopment Hinsdale Total SD 181 Property Tax Projections

		Year 10		Year 11		Year 12		Year 13		Year 14		Year 15	Year 16		Year 17	Year 18
Estiamted Fair Market Value																
Essex	\$	3,499,314	¢	3,586,797	¢	3,676,467	¢	3,768,378	£	3,862,588	¢	3,959,153 \$	4,058,131	¢	4,159,585 \$	4,263,574
Brunswick	ա Տ	3,536,780				3,715,829		3,808,725		3,903,943		4,001,542 \$	4,101,580		4,204,120 \$	4,309,223
Ashford	Ф	3,555,513			ф \$	3,735,511		3,828,898		3,903,943		4,001,342 \$	4,101,380		4,204,120 \$	4,332,047
Fenwick	\$	4,765,661		, ,	\$	5,006,923		5,132,096		5,260,398		5,391,908 \$, ,		5,664,873 \$	5,806,495
Carlisle II	\$		\$	5,038,413	\$	5,164,373		5,293,482		5,425,819		5,561,465 \$	5,700,502		5,843,014 \$	5,989,089
Bostonian	\$	3,724,109	\$	3,817,212		3,912,642		4,010,458		4,110,720		4,213,488 \$	4,318,825		4,426,796 \$	4,537,466
Astoria	\$	3,742,842		- / / -	\$	3,932,324		4,030,632	5	4,131,398		4,234,683 \$	4,340,550		4,449,063 \$	4,560,290
Single Family 1	\$	9,179,143	\$	9,408,621	\$	9,643,837	\$	9,884,933	₿	10,132,056	\$	10,385,358 \$	10,644,992	\$	10,911,116 \$	11,183,894
Single Family 2	\$	6,681,417	\$	6,848,452	\$	7,019,664	\$	7,195,155	5	7,375,034	\$	7,559,410 \$	7,748,395	\$	7,942,105 \$	8,140,658
Single Family 3	\$	8,242,496	\$	8,448,558	\$	8,659,772	\$	8,876,266	₿	9,098,173	\$	9,325,627 \$	9,558,768	\$	9,797,737 \$	10,042,681
Single Family 4	\$	7,180,962	\$	7,360,486	\$	7,544,498	\$	7,733,111	\$	7,926,439	\$	8,124,599 \$	8,327,714	\$	8,535,907 \$	8,749,305
Total Estimated FMV	\$	59,023,762	\$	60,499,356	\$	62,011,840	\$	63,562,136	\$	65,151,189	\$	66,779,969 \$	68,449,468	\$	70,160,705 \$	71,914,722
Assessment Ratio		33%		33%		33%		33%		33%		33%	33%		33%	33%
Equalization Multiplier		1.0000		1.0000		1.0000		1.0000		1.0000		1.0000	1.0000		1.0000	1.0000
SD 181		2.4790%		2.4790%		2.4790%		2.4790%		2.4790%		2.4790%	2.4790%		2.4790%	2.4790%
Taxes to from the Development	\$	487,733	\$	499,926	\$	512,425	\$	525,235	5	538,366	\$	551,825 \$	565,621	\$	579,761 \$	594,255

McNaughton Devleopment Hinsdale Total SD 181 Property Tax Projections

		Year 19	Year 20
Estiamted Fair Market Value			
Essex	\$	4,370,164	\$ 4,479,418
Brunswick	\$	4,416,953	\$ 4,527,377
Ashford	\$	4,440,348	\$ 4,551,357
Fenwick	\$	5,951,658	\$ 6,100,449
Carlisle II	\$	6,138,817	\$ 6,292,287
Bostonian	\$	4,650,902	\$ 4,767,175
Astoria	\$	4,674,297	\$ 4,791,155
Single Family 1	\$	11,463,492	\$ 11,750,079
Single Family 2	\$	8,344,174	\$ 8,552,778
Single Family 3	\$	10,293,748	\$ 10,551,091
Single Family 4	\$	8,968,038	\$ 9,192,239
Total Estimated FMV	\$	73,712,590	\$ 75,555,405
Assessment Ratio	ent Ratio		33%
Equalization Multiplier		1.0000	1.0000
SD 181		2.4790%	2.4790%
Taxes to from the Development	\$	609,112	\$ 624,339

McNaughton Devleopment Hinsdale Fiscal Impact Analysis School Children

Ranch Units - First Floor Masters

		Grades K-8	Adjustment Factor for		
Type of Unit	Number of Units	Standard Ratio of Children/Uni	Geriatric Home Design	Adjusted Ratio	Total Children
2-Bedroom		13 0.022	75%	0.006	0.072
3 Bedroom		15 0.022 10 0.542	75%	0.136	1.355
Total K-8 Children Produced					1.427

		Grades 9-12	Adjustment Factor for		
Type of Unit	Number of Units	Standard Ratio of Children/Uni	Geriatric Home Design	Adjusted Ratio	Total Children
2-Bedroom		0.024	75%	0.006	0.078
3 Bedroom		0.184	75%	0.046	0.460
Total 9-12 Children Produced					0.538

Traditional Single Family Grades K-8 Adjustment Factor for Geriatric Home Design Type of Unit Number of Units Standard Ratio of Children/Uni Adjusted Ratio Total Children 3 Bedroom 0 0.542 75% 0.136 0.000 23 4-Bedroom 0.828 0% 0.828 19.044 **Total K-8 Children Produced** 19.044

		Grades 9-12			
Type of Unit	Number of Units	Standard Ratio of Children/Uni	Adjustment Factor for Geriatric Home Design	Adjusted Ratio	Total Children
Type of eline	rumber of emits	Standard Ratio of Children eth		Augusteu Ratio	Total Cilitateli
3 Bedroom		0 0.184	75%	0.046	0.000
4-Bedroom	2	0.360	0%	0.360	8.280
Total 9-12 Children Produced					8.280
Total K-8					20.471
Total High School					8.818

McNaughton Devleopment Hinsdale Fiscal Impact Analysis School District 86 Cost Cost Assumptions

Operational Cost Per Student \$ 20,397

Annual Inflationary Index

2013	207.34	
2014	215.30	3.84%
2015	214.54	-0.36%
2016	218.06	1.64%
2017	224.94	3.16%
2018	229.59	2.07%

Five-Year Average	2.07%
The real menage	2.01 /0

Laube Companies

McNaughton Devleopment Hinsdale **Fiscal Impact Analysis** School District 181 Cost **Cost Assumptions**

Operational Cost Per Student \$ 17,821

Annual Inflationary Index

2013	207.34	
2014	215.30	3.84%
2015	214.54	-0.36%
2016	218.06	1.64%
2017	224.94	3.16%
2018	229.59	2.07%
Average		2.07%

Five-Year Average	2.02
0	

McNaughton Devleopment Hinsdale Fiscal Impact Analysis School District 86 Cost Per Student Projection

	 Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Total Annual Number of Students	8.818	8.818	8.818	8.818	8.818	8.818	8.818
Total Operational Cost Per Student	\$ 20,397 \$	20,819	\$ 21,250 \$	21,690 \$	22,139 \$	22,597 \$	23,065
Total Incremental Costs of Students to SD 86 from Development	\$ 179,861 \$	183,584	\$ 187,384 \$	191,262 \$	195,221 \$	199,262 \$	203,386

McNaughton Devleopment Hinsdale Fiscal Impact Analysis School District 86 Cost Per Student Projection

	 Year 8	Year 9	Year 10	Year 11	Year 12	Ŷ	ear 13	 Year 14
Total Annual Number of Students	8.818	8.818	8.818	8.818	8.818		8.818	8.818
Total Operational Cost Per Student	\$ 23,542	\$ 24,030	\$ 24,527 \$	5 25,035	\$ 25,553	\$	26,082	\$ 26,622
Total Incremental Costs of Students to SD 86 from Development	\$ 207,596	\$ 211,893	\$ 216,279 \$	5 220,755	\$ 225,325	\$	229,989	\$ 234,749

McNaughton Devleopment Hinsdale Fiscal Impact Analysis School District 86 Cost Per Student Projection

	 Year 15		Year 16		Year 17		Year 18		Year 19	Year 20
Total Annual Number of Students	8.818		8.818		8.818		8.818		8.818	8.818
Total Operational Cost Per Student	\$ 27,173	\$	27,735	\$	28,309	\$	28,895	\$	29,493 \$	30,104
Total Incremental Costs of Students to SD 86 from Development	\$ 239,608	\$	244,567	\$	249,630	\$	254,797	\$	260,070 \$	265,454

McNaughton Devleopment Hinsdale Fiscal Impact Analysis School District 181 Cost Per Student Projection

	 Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Total Annual Number of Students	20.471	20.471	20.471	20.471	20.471	20.471	20.471
Total Operational Cost Per Student	\$ 17,821 \$	18,190	\$ 18,566 \$	18,951 \$	19,343 \$	19,743 \$	20,152
Total Incremental Costs of Students to SD 181 from Development	\$ 364,805 \$	372,356	\$ 380,063 \$	387,930 \$	395,959 \$	404,155 \$	412,520

McNaughton Devleopment Hinsdale Fiscal Impact Analysis School District 181 Cost Per Student Projection

	 Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Total Annual Number of Students	20.471	20.471	20.471	20.471	20.471	20.471	20.471
Total Operational Cost Per Student	\$ 20,569 \$	20,995	\$ 21,429	\$ 21,873 \$	22,326	22,788	\$ 23,259
Total Incremental Costs of Students to SD 181 from Development	\$ 421,059 \$	429,774	\$ 438,670	\$ 447,750 \$	457,017	466,477	\$ 476,132

McNaughton Devleopment Hinsdale Fiscal Impact Analysis School District 181 Cost Per Student Projection

	 Year 15	Ŋ	Year 16	Ye	ear 17	Year 18	Year 19	Y	ear 20
Total Annual Number of Students	20.471		20.471		20.471	20.471	20.471		20.471
Total Operational Cost Per Student	\$ 23,741	\$	24,232	\$	24,734	\$ 25,246	\$ 25,768 \$	\$	26,302
Total Incremental Costs of Students to SD 181 from Development	\$ 485,988	\$	496,047	\$	506,314	\$ 516,794	\$ 527,491	\$	538,409

VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT 19 East Chicago Avenue Hinsdale, Illinois 60521-3489 630.789.7030

Application for Certificate of Zoning Compliance

You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

Applicant's name:	McNaughton Developm	nent, Inc.					
Owner's name (if different)	Institute of Basic Life Principles & Spreenberg Family						
Property address:	4S010 Madison Street,	4S010 Madison Street, Hinsdale					
Property legal description:	[attach to this form]						
Present zoning classificati	on: R-2, Single Family R	esidential					
Square footage of property	: 22.1 Acres						
Lot area per dwelling:	2.08 Units/ Acre						
Lot dimensions:	<u>40 x 60</u>						
Current use of property:	Institutional Building & Single Family Residential						
Proposed use:	Single-family detache	ed dwelling					
Approval sought:	 ☐ Building Permit ☑ Special Use Permit ☑ Site Plan ☐ Design Review ☐ Other: 	 ☐ Variation ☑ Planned Development ☑ Exterior Appearance 					
Brief description of reques	t and proposal:						
Request for R-2 PD with Special U	se & Modifications per Attache	ed					

Plans & Specifications:	[submit wit	h this form]
	Provided:	Required by Code:
Yards:		
front:		

_/	/
	_/

-1-

Provided: Required by Code:

corner side rear	·	
Setbacks (businesses and front: interior side(s) corner side rear others: Ogden Ave. Center: York Rd. Center: Forest Preserve:	offices):	
Building heights:		
principal building(s): accessory building(s):		
Maximum Elevations:		
principal building(s): accessory building(s):		Sama and Sa
Dwelling unit size(s):		
Total building coverage:		
Total lot coverage:		
Floor area ratio:		
Accessory building(s):	None	900
Spacing between buildings	:[depict on attach	ned plans]
principal building(s): accessory building(s):		
Number of off-street parkir Number of loading spaces		ed:

Statement of applicant:

I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.

By: Applicant's signature

John Barry Applicant's printed name

Dated: 4/13

, 20 20 .

Heather Highlands of Hinsdale R2 PUD Requested Concept Level Modifications Final Modifications to be Determined at Detail Plan Level

- 1. The requirement to submit soil borings / prove water table shall be inapplicable to this development.
- 2. Work hours adjusted so that work can commence starting at 7:00A.M. Monday-Saturday.
- 3. Work hours shall be added for Sundays commencing at 8:00 AM and ending at 5:00PM.
- 4. Bulk regulations:
 - a. See attached chart.
- 5. Eliminate cash bond requirements on building permit.
- 6. Eliminate driveway requirements regarding minimum setback from lot line + width of the driveway at the property line and curb.
- 7. Performance-based compliance with the IECC is acceptable (I think it already is).
- 8. Shaft-liner party wall acceptable for duplexes and triplexes (no masonry requirement).
- 9. Fire sprinklers not required for any of the non-condominium product, and development is grandfathered in the event of any subsequent code changes.
- 10. Sidewalks proposed per plan, and we request relief from the requirement, if any, to install additional sidewalk (or provide cash-in-lieu therefor).
- 11. Trees that lie within public R.O.W. or to be dedicated R.O.W. are permitted to be removed by the developer (without requirement for replacement or cash-in-lieu of replacement) if the removal is required to construct the site in accordance with the approved final engineering plans, and installation of dry utilities.
- 12. The park requirement for the site shall be satisfied in full by the dedication of approximately 16.3 acres of open space to be owned and maintained by the homeowner's association as a private park with passive amenities.
- 13. The streets are privately owned within a 32' wide private access easement, and improved with a street to be 27' back of curb to back of curb (deviation from 28' back of curb to back of curb requirement).
- 14. A carriage walks of 4' wide shall be constructed within the 32' wide private access easement.
- 15. The curb shall be rolled curb.
- 16. The depth of the open space boundaries along the perimeter of the site, required under the PUD ordinance, shall be modified to the minimums as proposed under the site plan.

Heather Highlands of Hinsdale

R2 PD

Bulk Regs. Concept Level Modifications

	R2 Requirements	Traditional SF Cluster Mods.
Minimum Lot Area	20,000SF	2,600SF
Minimum Lot Area Per Unit	20,000SF	2,600SF
Minimum Lot Width (interior or corner lots)	100'	40'
Minimum Lot Depth	125'	65'
Minimum Front Yard*	35'	20'
Minimum Corner Side Yard	35'	Eliminate
Minimum Interior Side Yard**	10'	15'
Minimum Total Side Yard**	30% of lot width	15'
Minimum Rear Yard (interior or corner lots)***	50' and 25', respectively	25'
Maximum FAR	.25 of Lot Area + 1,100SF	Eliminate
Maximum Building Coverage	25%	Eliminate
Maximum Lot Coverage	50%	Eliminate
Maximum Height	30'	No modification requested
Maximum Stories	3	No modification requested
Maximum Elevation	37'	No modification requested

*The proposed modification is a minimum measurement from the front of the lot to the curb, or the nearest edge of sidewalk (as the case may be) **The proposed modification is a minimum measurement of building separation between the lots/units

***The proposed modification is a minimum measurement of building separation to the perimeter lot line



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant	Owner
Name: SEE ATTAE 417)	Name: Stt AttAcyu
Address: APDENDUM	Address:
City/Zip:	City/Zip:
Phone/Fax: ()/	Phone/Fax: ()/
E-Mail:	E-Mail:

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name: SEE ATAZYED
Title:
Address:
City/Zip:
Phone/Fax: ()/
E-Mail:

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)

1) <u>NA</u>	
2)	
3)	

II. SITE INFORMATION

Address of subject property: SEE ATTACHED ADDLN DUM
Property identification number (P.I.N. or tax number):
Brief description of proposed project: RESIDENTIAL PD with Special USES t
MODIFICATIONS. TRADIFIONAL SINGLE FAMILY HOMES
Built AS A CLUS RM DEVELOPMENT / CONSCREVATION DESign
General description or characteristics of the site: PRIMITING VACANT with three INSTITUTIONAL BUILDINGS + TYREE SINGLE PAMA HIMES
Existing zoning and land use: <u>R-2</u>
Surrounding zoning and existing land uses:
North: OPAK BRONG RI +RZ South: HINSDALE E-2
East: HIWSDALL R-2 West: DAK BRAR R-2
Proposed zoning and land use: <u>P-2-Pb</u>

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

Site Plan Approval 11-604	Map and Text Amendments 11-601E Amendment Requested:
📮 Design Review Permit 11-605E	
Exterior Appearance 11-606E	Planned Development 11-603E
Special Use Permit 11-602E Special Use Requested:	Planned Development 11-603E
Special Use Requested:	 Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: SEE ATTAE 46D ADDENDUM

The following table is based on the $\underline{P-2}$ Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
1			
Lot Area (SF)			
Lot Depth			
Lot Width			
Building Height			
Number of Stories			
Front Yard Setback			
Corner Side Yard Setback			
Interior Side Yard Setback			
Rear Yard Setback			
Maximum Floor Area Ratio (F.A.R.)*			
Maximum Total Building	- Station		
Coverage*		N	
Maximum Total Lot			
Coverage*			
Parking Requirements			
Parking front yard setback			
Parking corner side yard setback			
Parking interior side yard setback			
Parking rear yard setback	1000000		
Loading Requirements			·
Accessory Structure	20 Marine		

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance:

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
 - 1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 - 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 - 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - 4. Location, size, and arrangement of all outdoor signs and lighting.
 - 5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
 - 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 - 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the _____, day of _____, 20____, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN to before me this _____ day of

Notary Public

VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, ______, being first duly sworn on oath, do hereby certify that I caused written notice of the filing of my application for a public hearing and or meeting to be given to owners of record of property within 250 feet of any part of the subject property. I further certify that I gave such notice in the form required by the Village (Certified Mail) and that I gave such notice on ______.

Attached is a list of all of the addresses of property to whom I gave such notice and the receipts of mailings.

By:		 	 -
Name;	0		 _
Address:	<u></u>		

Subscribed and sworn to before me

This ______day of ______, ______.

By: ____

Notary Public

Heather Highlands Plan Commission Application Addendum March 27, 2020

General Information:

Applicant:

McNaughton Development John Barry 11S220 Jackson Street, Suite # 101 Burr Ridge, Illinois 60527 Office: 630-325-3400 Email: johnb@mcnaughtondevelopment.com

Owner:

Institute of Basic Life Principles Robert Barth 707 W Ogden Avenue Hinsdale, Illinois 60521 Office: 630-323-9800 Email: <u>rbarth@iblp.org</u>

Wendy Spreenberg 1049 W. Montana # 2 Chicago, Illinois 60614 Office: 312-372-6050 Email: wendy@siteresolve.com

Project Consultants:

Planning, Urban Design and Economic Development Consultant Kon Savoy Consulting Group Kon Savoy 2311 Crawford Avenue Evanston, Illinois 60201 Office: 847-275-8677 Email: ksavoy@savoyconsultinggroup.net

Engineering, Survey, Wetlands, Environmental & Traffic

V3 Engineering Ryan Wagner 7325 Janes Avenue Woodridge, Illinois 60517 Office: 630-729-6261 Email: rwagner@v3co.com

Land Planning & Landscape Architecture:

Metz & Associates Randy Metz 826 E Maple Street Lombard, Illinois 60148 Office: 630-561-3903 Email: metz landarch@comcast.net

Traditional Single-Family Home Architect:

Fergon Architects Brian Fergon 434 N. Dover Avenue LaGrange Park, Illinois 60526 Office: 708-352-0446 Email: <u>fergonarch@comcast.net</u>

Fiscal Impact Study:

Laube Companies Michael Laube 200 S Wacker Drive Suite 3100 Chicago, Illinois 60606 Office: 312-674-4537 Email: <u>mlaube@laubecompanies.com</u>

Market Study:

Housing Trends Lance Ramella 210 Cedar Avenue St. Charles, Illinois 60174 Office: 630-544-7826 Email: <u>Iramella@housingtrendsllc.com</u>

Subject Property Addresses & PIN: IBLP Properties

4S010 Madison 09-02-205-001

918 Brook Lane 09-02-206-002

920 Brook Lane 09-02-206-003

Brook Place Private Easement 09-02-206-004

Subject Property Addresses & PIN: Spreenberg Properties:

930 Brook Lane 09-02-205-002

16W070 Birchwood 09-02-205-003

Heather Highlands of Hinsdale R2 PUD Requested Concept Level Modifications Final Modifications to be Determined at Detail Plan Level

- 1. The requirement to submit soil borings / prove water table shall be inapplicable to this development.
- 2. Work hours adjusted so that work can commence starting at 7:00A.M. Monday-Saturday.
- 3. Work hours shall be added for Sundays commencing at 8:00 AM and ending at 5:00PM.
- 4. Bulk regulations:
 - a. See attached chart.
- 5. Eliminate cash bond requirements on building permit.
- 6. Eliminate driveway requirements regarding minimum setback from lot line + width of the driveway at the property line and curb.
- 7. Performance-based compliance with the IECC is acceptable (I think it already is).
- 8. Shaft-liner party wall acceptable for duplexes and triplexes (no masonry requirement).
- 9. Fire sprinklers not required for any of the non-condominium product, and development is grandfathered in the event of any subsequent code changes.
- 10. Sidewalks proposed per plan, and we request relief from the requirement, if any, to install additional sidewalk (or provide cash-in-lieu therefor).
- 11. Trees that lie within public R.O.W. or to be dedicated R.O.W. are permitted to be removed by the developer (without requirement for replacement or cash-in-lieu of replacement) if the removal is required to construct the site in accordance with the approved final engineering plans, and installation of dry utilities.
- 12. The park requirement for the site shall be satisfied in full by the dedication of approximately 16.3 acres of open space to be owned and maintained by the homeowner's association as a private park with passive amenities.
- 13. The streets are privately owned within a 32' wide private access easement, and improved with a street to be 27' back of curb to back of curb (deviation from 28' back of curb to back of curb requirement).
- 14. A carriage walks of 4' wide shall be constructed within the 32' wide private access easement.
- 15. The curb shall be rolled curb.
- 16. The depth of the open space boundaries along the perimeter of the site, required under the PUD ordinance, shall be modified to the minimums as proposed under the site plan.

Heather Highlands of Hinsdale

R2 PD

Bulk Regs. Concept Level Modifications 3/31/2020

	R2 Requirements	Traditional SF Cluster Mods.
Minimum Lot Area	20,000SF	2,600SF
Minimum Lot Area Per Unit	20,000SF	2,600SF
Minimum Lot Width (interior or corner lots)	100'	40'
Minimum Lot Depth	125'	65'
Minimum Front Yard*	35'	20'
Minimum Corner Side Yard	35'	Eliminate
Minimum Interior Side Yard**	10'	15'
Minimum Total Side Yard**	30% of lot width	15'
Minimum Rear Yard (interior or corner lots)***	50' and 25', respectively	25'
Maximum FAR	.25 of Lot Area + 1,100SF	Eliminate
Maximum Building Coverage	25%	Eliminate
Maximum Lot Coverage	50%	Eliminate
Maximum Height	30'	No modification requested
Maximum Stories	3	No modification requested
Maximum Elevation	37'	No modification requested

*The proposed modification is a minimum measurement from the front of the lot to the curb, or the nearest edge of sidewalk (as the case may be) ***The proposed modification is a minimum measurement of building separation to the perimeter lot line **The proposed modification is a minimum measurement of building separation between the lots/units

Heather Highlands of Hinsdale Special Use Standards

Introduction

The Heather Highlands of Hinsdale development require a special use permit as part of an R-2 Planned Development.

1. R-2 Planned Development & Modifications

A special use permit for a Planned Development is permissible in the underlying R-2 district. "A Planned Development may be established as a special use, in accordance with the terms and conditions set forth in Section 11-602." Due to the Hinsdale & Heather Highlands of Hinsdale development's size and scope a Planned Development is appropriate, especially in context of the code modifications requested, which are listed on the attached addendums. Special Use Standards

1. The special use will be consistent with the purposes, goals and objectives and standards of the village code and the official comprehensive plan, any adopted overlay plan and these regulations.

The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan, residential uses on the properties. Petitioners proposes 46 traditional single-family cluster homes. The modifications that petitioner proposes at this concept level are attached

2. The design of the proposed use will have no undue adverse effect, including visual impacts on adjacent properties.

The Planned Development is planned and designed so that there are no impacts to adjacent properties. The single-family cluster homes are general boarded by the open space, cemetery and a tennis club. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise, because the uses are selfcontained to a pods within the development that, with a minor exception, do not abut other existing residential buildings. The requested modifications do not adversely effect, visually or otherwise, adjacent properties.

3. The proposed use will not have an adverse effect on the value of the adjacent property.

The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction. The development as an entirety will add a much need product in the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not impact value.

4. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, waters and sewers, and schools will be capable of serving the special use at an adequate level of service.

The Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. The development will improve the utilities by completing complementary interconnections. Overall drainage patterns will be improved with new stormwater management areas. The requested modifications do not negatively impact government or emergency services. The private nature of this development requires very little service from municipal police, fire or emergency. The current capacity of the Village and local School Districts are such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more officers, administrative personnel, and teachers or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative impacts to the Village or Schools with respect to these services per our fiscal impact analysis.

5. The development will not cause traffic congestion.

The Planned Development will not cause undue congestion. The traditional single-family cluster homes have limited bedroom counts which result in reduced traffic trips and counts per our traffic study.

6. The development will not adversely affect a known natural, scenic, historical or cultural resource.

This is not applicable – there are no known archaeological, historical, or cultural resources onsite or on neighboring properties. The large open space corridor is being maintained and enhanced.

7. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

Petitioner has listed all modifications it believes are needed at this time in order to accomplish the proposed use, it will continue to discuss required modifications with village staff through the concept stage and will then comply with all other provisions of the Residence district, and all other codes of the Village of Hinsdale.



COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT CRITERIA

Must be accompanied by completed Plan Commission Application

Address of proposed request: _	Stt Attacyco	ADDENDUM
Proposed Special Use request: _	R-2 PD	
Is this a Special Use for a Planne requires a <u>completed</u> Planned Deve	d Development? ()No elopment Application)	Yes (If so this submittal also

REVIEW CRITERIA

Section 11-602 of the Hinsdale Zoning Code regulates Special use permits. Standard for Special Use Permits: In determining whether a proposed special use permit should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Plan Commission and Board of Trustees should weigh, among other factors, the below criteria Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

FEES for a Special Use Permit: \$1,225 (must be submitted with application)

1. Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.

Attracto ADDONISIUM SFT

2. No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

- 3. No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations
- 4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.
- 5. *No Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- 6. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.
- 7. *Compliance with Standards*. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.
- 8. Special standards for specified special uses. When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district.

9. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider the following:

Public benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Alternate locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

Mitigation of adverse impacts. Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

Heather Highlands Plan Commission Application Addendum March 27, 2020

General Information:

Applicant:

McNaughton Development John Barry 11S220 Jackson Street, Suite # 101 Burr Ridge, Illinois 60527 Office: 630-325-3400 Email: johnb@mcnaughtondevelopment.com

Owner:

Institute of Basic Life Principles Robert Barth 707 W Ogden Avenue Hinsdale, Illinois 60521 Office: 630-323-9800 Email: rbarth@iblp.org

Wendy Spreenberg 1049 W. Montana # 2 Chicago, Illinois 60614 Office: 312-372-6050 Email: wendy@siteresolve.com

Project Consultants:

Planning, Urban Design and Economic Development Consultant Kon Savoy Consulting Group Kon Savoy 2311 Crawford Avenue Evanston, Illinois 60201 Office: 847-275-8677 Email: ksavoy@savoyconsultinggroup.net

Engineering, Survey, Wetlands, Environmental & Traffic

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Metz & Associates Randy Metz 826 E Maple Street Lombard, Illinois 60148 Office: 630-561-3903 Email: metz landarch@comcast.net

Traditional Single-Family Home Architect:

Fergon Architects Brian Fergon 434 N. Dover Avenue LaGrange Park, Illinois 60526 Office: 708-352-0446 Email: <u>fergonarch@comcast.net</u>

Fiscal Impact Study:

Laube Companies Michael Laube 200 S Wacker Drive Suite 3100 Chicago, Illinois 60606 Office: 312-674-4537 Email: mlaube@laubecompanies.com

Market Study:

Housing Trends Lance Ramella 210 Cedar Avenue St. Charles, Illinois 60174 Office: 630-544-7826 Email: <u>lramella@housingtrendsllc.com</u>

Subject Property Addresses & PIN: IBLP Properties

4S010 Madison 09-02-205-001

918 Brook Lane 09-02-206-002

920 Brook Lane 09-02-206-003

Brook Place Private Easement 09-02-206-004

Subject Property Addresses & PIN: Spreenberg Properties:

930 Brook Lane 09-02-205-002

16W070 Birchwood 09-02-205-003

Heather Highlands of Hinsdale Special Use Standards

Introduction

The Heather Highlands of Hinsdale development require a special use permit as part of an R-2 Planned Development.

1. R-2 Planned Development & Modifications

A special use permit for a Planned Development is permissible in the underlying R-2 district. "A Planned Development may be established as a special use, in accordance with the terms and conditions set forth in Section 11-602." Due to the Hinsdale & Heather Highlands of Hinsdale development's size and scope a Planned Development is appropriate, especially in context of the code modifications requested, which are listed on the attached addendums. Special Use Standards

1. The special use will be consistent with the purposes, goals and objectives and standards of the village code and the official comprehensive plan, any adopted overlay plan and these regulations.

The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan, residential uses on the properties. Petitioners proposes 46 traditional single-family cluster homes. The modifications that petitioner proposes at this concept level are attached

2. The design of the proposed use will have no undue adverse effect, including visual impacts on adjacent properties.

The Planned Development is planned and designed so that there are no impacts to adjacent properties. The single-family cluster homes are general boarded by the open space, cemetery and a tennis club. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise, because the uses are selfcontained to a pods within the development that, with a minor exception, do not abut other existing residential buildings. The requested modifications do not adversely effect, visually or otherwise, adjacent properties.

3. The proposed use will not have an adverse effect on the value of the adjacent property.

The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction. The development as an entirety will add a much need product in the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not impact value.

4. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, waters and sewers, and schools will be capable of serving the special use at an adequate level of service.

The Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. The development will improve the utilities by completing complementary interconnections. Overall drainage patterns will be improved with new stormwater management areas. The requested modifications do not negatively impact government or emergency services. The private nature of this development requires very little service from municipal police, fire or emergency. The current capacity of the Village and local School Districts are such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more officers, administrative personnel, and teachers or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative impacts to the Village or Schools with respect to these services per our fiscal impact analysis.

5. The development will not cause traffic congestion.

The Planned Development will not cause undue congestion. The traditional single-family cluster homes have limited bedroom counts which result in reduced traffic trips and counts per our traffic study.

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This is not applicable – there are no known archaeological, historical, or cultural resources onsite or on neighboring properties. The large open space corridor is being maintained and enhanced.

7. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

Petitioner has listed all modifications it believes are needed at this time in order to accomplish the proposed use, it will continue to discuss required modifications with village staff through the concept stage and will then comply with all other provisions of the Residence district, and all other codes of the Village of Hinsdale.

VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT PLANNED DEVELOPMENT CRITERIA

Must be accompanied by completed Plan Commission Application

Address of proposed request:	SEZ	Attrayor	ADDENDUM	
Proposed Planned Development	request	E-2PD		

REVIEW CRITERIA

Section 11-603 of the Hinsdale Zoning Code regulates Planned developments. The Board of Trustees, in accordance with the procedures and standards set out in Section 11-603 and by ordinance duly adopted, may grant special use permits authorizing the development of planned developments, but only in the districts where such developments are listed as an authorized special use. Planned developments are included in the Zoning Code as a distinct category of special use. As such, they are authorized for the same general purposes as all other special uses. In particular, however, the planned development technique is intended to allow the relaxation of otherwise applicable substantive requirements based on procedural protections providing for detailed review of individual proposals for significant developments. This special regulatory technique is included in the Code in recognition of the fact that traditional bulk, space, and yard regulations of substantially developed and stable areas may impose inappropriate pre-regulations and rigidities upon the development or redevelopment of parcels or areas that lend themselves to an individual, planned approach.

1. Special use permit standards. No special use permit for a planned development shall be recommended or granted pursuant to this Section unless the applicant shall establish that the proposed development will meet each of the standards made applicable to special use permits pursuant to Subsection 11-602E of the Zoning Code.

reyes Addendum

11.17

2. Additional standards for all planned developments. No special use permit for a planned development shall be recommended or granted unless the applicant shall establish that the proposed development will meet each of the following additional standards:

a.	Unified ownership required. MANNAYNON DUVLOWT
b.	Minimum area. 42:65 HCROS
c.	Covenants and restrictions to be enforceable by village. <u>the RELSUER</u>
d.	Public open space and contributions. MINHA OPON SPACE

1

e. Common open space.

Amount, location, and use. 20,9 ACRES OF PRIVME OPLN SPACE HARAGE the Development Preservation. Ownership and maintenance. DUNUD + MAINTAINOD BY HOA Property owners' association. The Rt tSMB454LD Landscaping and perimeter treatment. The Bt PRIVIDED f. Building and spacing. PLN Bulk + MODIFICHTION g. Ptlick REGULST Private streets. ______ h. Sidewalks. PRNIDED 1. Utilities. Public Somn + WMTIK PArcilities + i. PRIVERTE STORM SYSTEM Additional standards for specific planned developments. Attacyco ADDUNDUM List all waivers being requested as part of the planned development. Attuzues ADDUNDUM

Heather Highlands Plan Commission Application Addendum March 27, 2020

General Information:

Applicant:

McNaughton Development John Barry 11S220 Jackson Street, Suite # 101 Burr Ridge, Illinois 60527 Office: 630-325-3400 Email: johnb@mcnaughtondevelopment.com

Owner:

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Traditional Single-Family Home Architect:

Fergon Architects Brian Fergon 434 N. Dover Avenue LaGrange Park, Illinois 60526 Office: 708-352-0446 Email: <u>fergonarch@comcast.net</u>

Fiscal Impact Study:

Laube Companies Michael Laube 200 S Wacker Drive Suite 3100 Chicago, Illinois 60606 Office: 312-674-4537 Email: mlaube@laubecompanies.com

Market Study:

Housing Trends Lance Ramella 210 Cedar Avenue St. Charles, Illinois 60174 Office: 630-544-7826 Email: <u>lramella@housingtrendsllc.com</u>

Subject Property Addresses & PIN: IBLP Properties

4S010 Madison 09-02-205-001

918 Brook Lane 09-02-206-002

920 Brook Lane 09-02-206-003

Brook Place Private Easement 09-02-206-004

Subject Property Addresses & PIN: Spreenberg Properties:

930 Brook Lane 09-02-205-002

16W070 Birchwood 09-02-205-003

Heather Highlands of Hinsdale Special Use Standards

Introduction

The Heather Highlands of Hinsdale development require a special use permit as part of an R-2 Planned Development.

1. R-2 Planned Development & Modifications

A special use permit for a Planned Development is permissible in the underlying R-2 district. "A Planned Development may be established as a special use, in accordance with the terms and conditions set forth in Section 11-602." Due to the Hinsdale & Heather Highlands of Hinsdale development's size and scope a Planned Development is appropriate, especially in context of the code modifications requested, which are listed on the attached addendums. Special Use Standards

1. The special use will be consistent with the purposes, goals and objectives and standards of the village code and the official comprehensive plan, any adopted overlay plan and these regulations.

The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan, residential uses on the properties. Petitioners proposes 46 traditional single-family cluster homes. The modifications that petitioner proposes at this concept level are attached

2. The design of the proposed use will have no undue adverse effect, including visual impacts on adjacent properties.

The Planned Development is planned and designed so that there are no impacts to adjacent properties. The single-family cluster homes are general boarded by the open space, cemetery and a tennis club. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise, because the uses are selfcontained to a pods within the development that, with a minor exception, do not abut other existing residential buildings. The requested modifications do not adversely effect, visually or otherwise, adjacent properties.

3. The proposed use will not have an adverse effect on the value of the adjacent property.

The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction. The development as an entirety will add a much need product in the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not impact value.

4. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, waters and sewers, and schools will be capable of serving the special use at an adequate level of service.

The Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. The development will improve the utilities by completing complementary interconnections. Overall drainage patterns will be improved with new stormwater management areas. The requested modifications do not negatively impact government or emergency services. The private nature of this development requires very little service from municipal police, fire or emergency. The current capacity of the Village and local School Districts are such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more officers, administrative personnel, and teachers or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative impacts to the Village or Schools with respect to these services per our fiscal impact analysis.

5. The development will not cause traffic congestion.

The Planned Development will not cause undue congestion. The traditional single-family cluster homes have limited bedroom counts which result in reduced traffic trips and counts per our traffic study.

6. The development will not adversely affect a known natural, scenic, historical or cultural resource.

This is not applicable – there are no known archaeological, historical, or cultural resources onsite or on neighboring properties. The large open space corridor is being maintained and enhanced.

7. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

Petitioner has listed all modifications it believes are needed at this time in order to accomplish the proposed use, it will continue to discuss required modifications with village staff through the concept stage and will then comply with all other provisions of the Residence district, and all other codes of the Village of Hinsdale.

Heather Highlands of Hinsdale R2 PUD Requested Concept Level Modifications Final Modifications to be Determined at Detail Plan Level

- 1. The requirement to submit soil borings / prove water table shall be inapplicable to this development.
- 2. Work hours adjusted so that work can commence starting at 7:00A.M. Monday-Saturday.
- 3. Work hours shall be added for Sundays commencing at 8:00 AM and ending at 5:00PM.
- 4. Bulk regulations:
 - a. See attached chart.
- 5. Eliminate cash bond requirements on building permit.
- 6. Eliminate driveway requirements regarding minimum setback from lot line + width of the driveway at the property line and curb.
- 7. Performance-based compliance with the IECC is acceptable (I think it already is).
- 8. Shaft-liner party wall acceptable for duplexes and triplexes (no masonry requirement).
- 9. Fire sprinklers not required for any of the non-condominium product, and development is grandfathered in the event of any subsequent code changes.
- 10. Sidewalks proposed per plan, and we request relief from the requirement, if any, to install additional sidewalk (or provide cash-in-lieu therefor).
- 11. Trees that lie within public R.O.W. or to be dedicated R.O.W. are permitted to be removed by the developer (without requirement for replacement or cash-in-lieu of replacement) if the removal is required to construct the site in accordance with the approved final engineering plans, and installation of dry utilities.
- 12. The park requirement for the site shall be satisfied in full by the dedication of approximately 16.3 acres of open space to be owned and maintained by the homeowner's association as a private park with passive amenities.
- 13. The streets are privately owned within a 32' wide private access easement, and improved with a street to be 27' back of curb to back of curb (deviation from 28' back of curb to back of curb requirement).
- 14. A carriage walks of 4' wide shall be constructed within the 32' wide private access easement.
- 15. The curb shall be rolled curb.
- 16. The depth of the open space boundaries along the perimeter of the site, required under the PUD ordinance, shall be modified to the minimums as proposed under the site plan.

Heather Highlands of Hinsdale R2 PD

Bulk Regs. Concept Level Modifications 3/31/2020

	R2 Requirements	Traditional SF Cluster Mods.
Minimum Lot Area	20,000SF	2,600SF
Minimum Lot Area Per Unit	20,000SF	2,600SF
Minimum Lot Width (interior or corner lots)	100'	40'
Minimum Lot Depth	125'	65'
Minimum Front Yard*	35'	20'
Minimum Corner Side Yard	35'	Eliminate
Minimum Interior Side Yard**	10'	15'
Minimum Total Side Yard**	30% of lot width	15'
Minimum Rear Yard (interior or corner lots)***	50' and 25', respectively	25'
Maximum FAR	.25 of Lot Area + 1,100SF	Eliminate
Maximum Building Coverage	25%	Eliminate
Maximum Lot Coverage	50%	Eliminate
Maximum Height	30'	No modification requested
Maximum Stories	3	No modification requested
Maximum Elevation	37'	No modification requested

*The proposed modification is a minimum measurement from the front of the lot to the curb, or the nearest edge of sidewalk (as the case may be) ***The proposed modification is a minimum measurement of building separation to the perimeter lot line **The proposed modification is a minimum measurement of building separation between the lots/units



COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request:

See Attached Addendum

REVIEW CRITERIA

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.

*****PLEASE NOTE***** If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.

<u>FEES for Exterior Appearance/Site Plan Review:</u> Standard Application: \$600.00 Within 250 feet of a Single-Family Residential District: \$800

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

1. Open spaces. The quality of the open space between buildings and in setback spaces between street and facades.

Extensive open spaces are provided throughout the development per the concept plan. These include large open areas and building setbacks.

2. *Materials*. The quality of materials and their relationship to those in existing adjacent structures.

Highest quality of exterior and interior building materials as required by buyer's expectations at the price point

3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.

The design quality is of the upmost quality and is in character with the overall neighborhood.

4. General site development. The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

The development will be professional landscaped and will provide for interconnectivity for both pedestrians & vehicles. Vehicle patterns and conditions will be adequately served by the exisit infrastructure.

5. *Height*. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

The buildings will be visually comparable to immediately adjacent buildings.

6. *Proportion of front façade*. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

The building proportions are in line with the overall architecture and character of new construction homes within the village.

7. *Proportion of openings*. The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

Building openings have been considered in the overall design of the individual product.

8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

Special attention has been given in respect to the use of space for all of the different product as it relates to all of the building facades.

9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.

Spacing has be maximized throughout the development to provide for an open feel.

10. *Rhythm of entrance porch and other projections*. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

The vast majority of the proposed architecture is highlighted by entrance porches and covered areas.

11. *Relationship of materials and texture*. The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

The structures will use varied natural materials to provide texture throughout the development. Materials will include stone, brick, wood horizontial, shake and board and batton siding.

12. Roof shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

Architectural grade asphalt shinges will complientent the natural materials on the structures.

13. Walls of continuity. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

The building facades will be complemented by extensive professional landscaping and other common elements to provide for appropriate scale and visual attractivness.

14. Scale of building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

The proposed buildings have been sized to complement the surrounding open areas. Building elements have been added and sized to enhance the visual appeal of each structure.

15. *Directional expression of front elevation*. The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

The proposed structures have been located on the site to maximize the overall open area views and minimize the exposure to existing exterior right-of-way.

- 16. Special consideration for existing buildings. For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.
 - N/A

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining is the application <u>does not</u> meet the requirements for Site Plan Approval. Briefly describe how this application <u>will not</u> do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.

The plan is extremely well thoughtout. It provides for orderly development, it maintains the village's historic character and does not alter the purpose or goals of the zoning code.

2. The proposed site plan interferes with easements and rights-of-way.

The plan in no instance interfers with easements or right-of way.

3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.

The Conservation Design plan preserves and enhances the existing features of the property.

4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.

The site plan causes no harm to surrounding properties.

5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.

The proposed plan in fact improves the overall pedestrian and traffic patterns within the areas

6. The screening of the site does not provide adequate shielding from or for nearby uses.

Professional mature landscaping will be planted to provide exceptional screening for the new residents

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.

Private amenities within small and large common areas in addition to within the structure will complement the surrounding areas.

 In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.

The existing open space coridor will be enhanced with natural materials and professionally maintained by the future homeowners association.

 The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

The plan in fact will assist in correcting difficent drainage isues that currently occur on and off site.

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.

The exisiting utility system has ample capacity. The overall system will be improved by this development's additional improvements that will provide for needed interconnectivity.

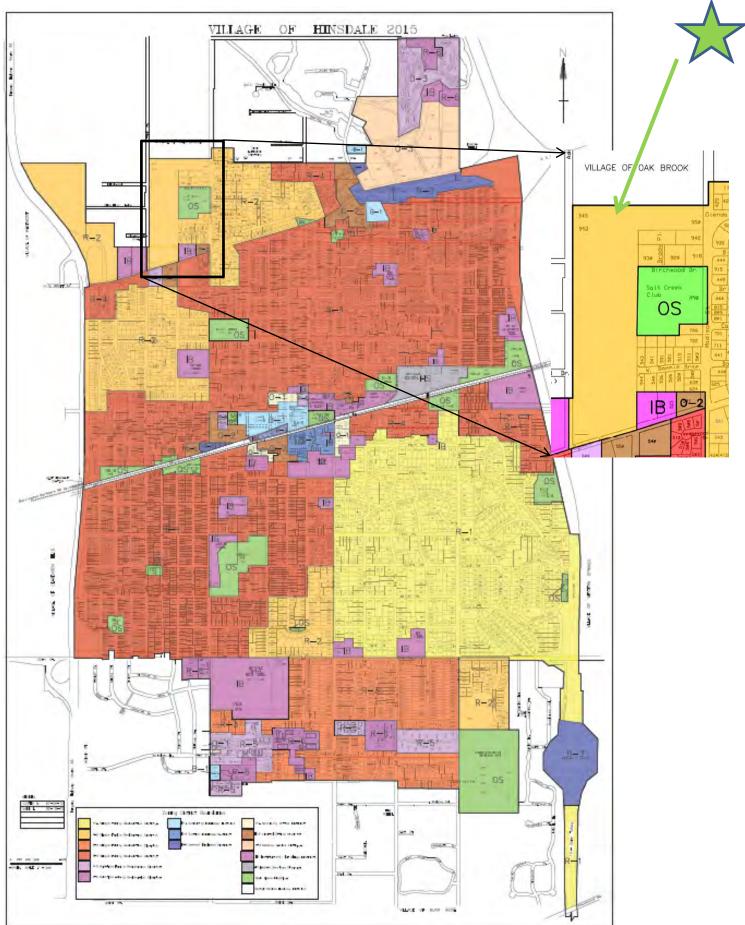
11. The proposed site plan does not provide for required public uses designated on the Official Map.

The plan provides for both private and public uses

12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

In no instance will the public health, safety or general wealth be negatively be affected.

Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Aerial View of Subject Property





MEMORANDUM

DATE:September 4, 2020, 12:00 p.m.TO:Chairman Steve Cashman and Plan CommissionersCC:www.villageofhinsdale.orgFROM:Christine M. Bruton, Village ClerkRE:Plan Commission Application A-20-20, McNaughton – Heather Highlands

Attached please find communication sent to the Village Clerk as public comment for the record in the above named Plan Commission application.

This file will be updated again on September 9 at 4:30 p.m. with any additional letters that may be received.

NOTE: If you are reviewing this file on the Village website, have submitted a comment in this matter prior to the date and time of this memorandum, and you do not find your communication included in this file and wish to correct the record, please contact the Village Clerk at 630.789.7011 or <u>cbruton@villageofhindale.org</u>.

Thank you.

From: Sent: To: Subject: khaldoon shakir Thursday, September 3, 2020 10:25 PM Christine Bruton Public Comment - McNaughton

Dear Plan Commission,

Why McNaughton and Ryan are looking to destroy our community and our lives?

McNaughton development will increase the amount of students in our districts, more traffic and lower the value of our homes by building smaller homes in Fullersburg Woods.

We want to keep the current R2 zoning. We don't want to change the zone.

We kindly urge you to vote NO change zone.

Sincerely, Khal and Maria Shakir 543 Bonnie Brae Rd. Hinsdale

From: Sent: To: Subject: amy hashimoto Thursday, September 3, 2020 10:57 PM Christine Bruton Heather Highlands

To the VOH Planning Commission:

This email is in regard to McNaughton's proposed "Heather Highlands" development in the eastern part of the Institute of Basic Life Principles property. I strongly oppose it.

As you recall, this area is currently zoned for institutional use. McNaughton's project would bring 46 homes into an existing flood plain. In order to accomplish this, the Village would have to allow multiple variances from its zoning code, which allow more houses to be built on smaller lots, more closely together. This type of cookie cutter development is not the right fit for our community, particularly for the northern Fullersburg community which enjoys green and open spaces.

As anyone who travels down Madison knows, there are no sidewalk and the road is narrow. There are a lot of pedestrians and bikers who travel this road all day long. The addition of 46 homes WILL INCREASE traffic. The pressure on the Odgen-Madison intersection will increase and traffic will slow coming and going from the south end of Adams. I would like to see an independent traffic assessment.

The developer has an estimate of benefits to school projected over 20 years. Again, this is suspect. The developer is not restricting buyers from being families so the impact of the development on the schools is not known.

Lastly, the development will be built on an existing flood plain. This area floods a lot. Adding concrete and removing trees will clearly add to the problem. We don't want to have to bail out these houses when the flood.

This development can only proceed with the Village's approval of many variances to its zoning code. The Village's own website states that the purpose of the zoning code is "to limit the bulk and density of new and existing structure in the community." Please remember this, defend the zoning code and do not allow this monstrosity to be built in our community.

If any members would like to tour the area, please let me know. I think it's important to see the space and get an idea of the traffic.

Thank you for your consideration, Amy Hashimoto, MD MPH 424 Glendale Avenue

From:
Sent:
To:
Subject:

Friday, September 4, 2020 8:32 AM Christine Bruton Ryan and McNaughton Developments

Dear Christine,

My household is against any large developments with crammed homes or heavy living quarters in the IBLP area. This land is wide spread with nature absorbing water retention and deserves large single family homes with large green space not to disrupt the nature and minimal impacts on traffic. The amount traffic increase will have huge impacts on the corner of Spring and Madison with more headlight pollution going into my house, more danger for cyclists and walkers/runners going into Fullersburg woods. The streets are too narrow already and having seniors or larger amounts of traffic will only run more of this active community with no sidewalks into the ditches of Adams and Madison. Heavy development will also cause increased flows of water into the creaks and cause more washout with flooding onto Spring Rd.

Thanks, Preston Bokos Owner of 3502 Spring Rd. Oak Brook

<u>Urban Tri Gear</u>

<u>Swim Tri Run</u> 804 E Ogden Ave. Westmont IL 60559 <u>Bike Service & Sales</u> 416 E Ogden Ave. Westmont IL 60559

Public Comments

From:	
Sent:	
To:	
Subiect:	

claudia serwat Wednesday, September 2, 2020 7.011 M Christine Bruton Ryan/McNaughton Development

Dear Ms. Bruton

As a 20 year resident of the Fullersburg area, and a 40+ year resident of Hinsdale, we are writing to you to share our deep concern about the proposed development put forth by Ryan and McNaughton on North Adams and Madison Streets.

The Hinsdale Community and surrounding areas have been privileged to have the experience of the beauty of the Fullersburg area. We and so many others from the surrounding areas are lucky to enjoy this beauty on early morning (6:00am) runs/bike rides down the streets of Madison and Adams. Spying the Mama deer with their babies as they scoot across Spring/Adams/Madison (me stressing as the cars go whizzing by) is a club that we early morning exercise enthusiast have come to take in stride, but try to mitigate (the speeders.) Calls to the Oak Brook Police to encourage more "attention" to reduce those "very important" drivers that can't abide by the speed limits ebb and flow based on the time of the year. Can you imagine how much more the over crowding of the roads will be become if these developments go through? Have you considered the impact the additional landscapers and other workers who will be hired to maintain those developments will turn this sleepy, unique area of our town into another Naperville/Aurora/(insert another cookie-cuter town.) Can you image how the image, the attractiveness of our town will be depleted once we allow this sub-division of packed houses become just another group of track houses jammed on land that can't, shouldn't support the density?

I've looked through the materials both Ryan/McNaughton have provided. I do not see an actual environmental study. I do not see impact studies on the wet-lands they are proposing nor the impact to the wildlife that currently inhabits this incredible area of our town or a traffic study based on time of day.

Has a study been done on the impact to the light at Madison street? Have you stood on the corner of Bonnie Brae and Madison and watched the number of speeding cars who race to make the light? What happens on Adam's street when someone wants to go East? Do you really think they won't? What happens to the school bus riders with the increased demand? Have you watched the cars whiz by as kids board buses? "North of Ogden" is an area of Hinsdale that is precious. Hinsdale will forever be changed if these developments are allowed.

We've tried to paint of picture of how this area will be impacted by the greed that is trying to change this unique part of our town. **Please vote no to these developments**. There are other options. SAVE OUR TOWN!

Len and Claudia Serwat 841 N. Washington Hinsdale

Public Comments

From:	GARY MOBERLY
Sent:	Wednesday, September 2, 2020 8:11 PM
To: Cc:	Kathleen Gargano; Christine Bruton; Robert McGinnis
Subject:	Fullersburg Woods Neighbors; Jeff Allen Heather Highlands Potential Development

Please forward to the Plan Commission. Thank you very much.

My wife Karen and I have lived in Hinsdale for 28 years. The first 8 were in Fullersburg Woods on Bonnie Brae and the last 20 years south of Ogden on Warren Terrace. We chose Hinsdale because of the reputation of the schools and the beautiful homes. We chose Fullersburg and Northwest Hinsdale because of the rural feel of the land (no sidewalks) and the recreation opportunities for our family. We still walk the dog on Madison and over into the Fullersburg Woods forest preserve.

We oppose this development and feel the land should be developed with code compliant R-2 Housing.

As it stands, the development calls for 46 " pod" homes. 26 pod homes off of Madison sandwiched between the Salt Creek Club to the south and Bronswood Cemetery to the north. The additional 20 homes are east of Adams road and north of Ogden. The developer's plans are to build cheaper denser housing in a semi rural area currently comprised of code compliant custom homes.

When people discover they can buy new construction in Hinsdale schools at a discount from code compliant housing, this entire development could easily be filled with investors purchasing properties for speculation and rental value.

The intersection at Ogden and Madison is literally the only safe way for bikers and pedestrians to cross Ogden. Every year, there are multiple accidents because of careless and speedy drivers. Fortunately, no pedestrians have been seriously injured. During the summer months, the intersection is frequently in use by children and teens on bikes. It is used by pedestrians year round. The Kensington School is just starting up, which will result in incremental traffic at the morning and afternoon drop off times. Adding an additional group of high density homes will only make this situation worse.

This parcel is likely the most desirable piece of open land in all of DuPage County. Close to highways, trains, schools, recreation opportunities. The woods are full of deer, turtles and other wildlife. This is not a generic suburban parcel of property. There is no need to allow the owners to sell it at a discount to a developer. This land should be carefully developed over the course of time with code compliant housing. Please don't allow it to be over developed with tract housing.

Thank you for your time and consideration.

GARY MOBERLY MANAGING BROKER INDEPENDENCE HOMES, INC.

From:	Rodriguez, Heron
Sent:	Thursday, September 3, 2020 8:10 AM
То:	Zoning Board of Appeals; Thomas Cauley; Kathleen Gargano; Christine Bruton; Plan
	Commission
Subject:	R2 Zoning requirements

My name is Heron Rodriguez. My family and I moved to in Hinsdale in 2001 and we have lived in the Fullersburg area since 2010. I am writing to express my strongest opposition to the potential change in zone regulations proposed by McNaughton Development at the Heather Highlands of Hinsdale. The Fullersburg Woods is a unique neighborhood in our community that will be irreparably damaged if this proposal is approved.

Our house is located on Washington St. just one block south of the forest preserve. We bought our house trusting that our community will remain at the density we originally encountered. Every day, hundreds of pedestrians from Fullersburg but also from families living north of Ogden Ave, walk in front of our front yard on their way to the woods. Any zoning change that allows for urban density development in this unique suburban area will congest our small streets and will represent a significant danger to the many families that walk, bike and enjoy this wonderful area of our Village. If you don't think that traffic issues will be catastrophic by quadrupling the density of this area, just come any afternoon and drive York avenue around 5 pm. This area is already congested to capacity.

We moved into this area with the understanding that the minimum lot had to be 20,000 SF. This is the way this neighborhood was designed and intended to be throughout the years. It is essential to the nature and character of this area and should be preserved as such. Economic interests cannot change the essence of our community. Imposing zoning regulations that will negate the suburban nature of our community is a violation to what we agreed upon when we acquired our proprieties

In addition, the current proposal will have a catastrophic effect on the already significant flooding issues. I invite you to visit my house any day after a rainfall to see how two thirds of my backyard become a lake. I can only imagine what issues we will have if you add the kind of development that is being proposed to this area that does not have the capacity nor was designed for such population density.

I firmly believe that the first and most important responsibility of any leader –and especially of an elected public servantis to preserve and protect what he or she has been entrusted with. Therefore, I urge γou to protect and respect the kind of community that the people you serve have built and so far preserved.

Please feel free to contact me through my cell phone part of our Village that is threatened to be destroyed.

Sincerely,

Heron E. Rodriguez, M.D. Professor of Surgery & Radiology Program Director, Vascular Residency Program Department of Surgery

676 St. Clair St., Suite 650 Chicago Winols 60611 r to visit our home to see in person this beautiful

From: Sent: To: Subject: Mary Seman Thursday, September 3, 2020 2:57 PM Christine Bruton Heather Highlands

Please let the zoning board know that we are opposed to the high density single family residences that McNaughton is proposing to build in Hinsdale.

Thank you, Stu and Mary Seman

1. To 1.

. . . From: Sent: To: Subject:

Stephen Carlson Thursday, September 3, 2020 1:20 PM Christine Bruton IBLP property - McNaughton - Plan Commission

Please read my comments below into the record at the upcoming meeting of the Hinsdale Plan Commission. Also, share with Village Trustees.

As a resident of the Fullersburg neighborhood, I am very familiar with the NW corner of our community and I have significant concerns about the McNaughton proposal to develop IBLP property east of Adams St. I recognize that this is a valuable piece of property and that some development may occur. My objection relates to the size and nature of the McNaughton proposal.

I listened with interest to the recent spirited public comments about the moratorium on the demolition of historic homes. As the Commission well knows, there were strong views on both sides of that issue. But regardless about how people felt about the matter, there was a commonly held passion about the importance of maintaining the character of the Village. The proposed McNaughton development requiring significant zoning modifications (including residential density) does not serve that widely held community intention.

In addition:

- In their marketing material, McNaughton makes the point that the design of the development reflects the changing preferences of home buyers. This may or may not be the case. But I would argue that the perceived preferences of home buyers and the associated economic interests of McNaughton and IBLP have no bearing on the decisions that need to be made by the Commission. Real estate trends come and go and should not be the basis for changing long established zoning codes which are so important in defining our Village.
- Part of the character of Hinsdale is the freedom of residents and guests to move unrestricted through the neighborhoods of our village. A gated

development does not fit that model. There are numerous gated options in the area for those who have that preference.

While McNaughton and Ryan have submitted separate proposals, to some points they must be considered together.

- <u>Traffic</u>
 - Eastbound left turns from Ogden onto Adams are already difficult (and sometimes risky) without a turn lane.
 - Although some traffic studies have been completed, only time will show the impact on traffic when Kensington School is fully operational and any remaining COVID-19 limitations on activities have been removed.
 - If turns from Adams onto Ogden are viewed as too hard, the alternative will be to go north on Adams to Spring Rd and then to either 31st, Madison, Washington or York Rd. I realize that this is a Hinsdale decision. But in the spirit of being a good neighbor, I would encourage the Plan Commission to have a conversation about traffic concerns with the Village of Oakbrook.
 - Traffic is such an important part of this consideration, the Village should seriously consider getting a second independent opinion.
- <u>Storm water management and flooding</u>
 - Both the McNaughton and Ryan proposed developments would result in a reduction of the "green footprint" of the Village. Storm run-off and snow melt which cannot be absorbed as groundwater will make its way into the Village's storm and waste water sewer system which has a history of being over-taxed. And are implications to the waste water treatment facility downstream well understood?

Apart from concerns about the style of the proposed development, the McNaughton proposal considered alone and in conjunction with the Ryan proposal represents considerable risk with questionable benefits. Problems with traffic and flooding are for all practical purposes impossible to undo. As a consequence, I am opposed to any modification of existing zoning to accommodate IBLP property development.

thanks,

Public Comments

Steve Carlson 16 Bonnie Brae Rd.

3

From: Sent: To: Subject: Attachments:

Daniel Hemmer Wednesday, September 2, 2020 8:20 PM Christine Bruton Fwd: Undeliverable: McNaughton mime-attachment; ATT00001.htm; McNaughton; ATT00002.htm

Hello.

Please register me to speak at the planning commission on September 9.

I am against the proposed radical changes to our zoning code.

Please confirm by email that I am registered or let me know what else I need to do.

Also- I tried to email the planning commission using the village email pc@villageofhinadale.org, which is the link provided by the village on the public website.

My email was rejected. See below.

I am concerned the planning commission is not receiving the feedback on this project from the community it should due to covid and lack of public opportunity to speak or appear. Is there a reason people are directed by the village to send emails to this address but then their feedback may be rejected?

Thank you. Dan Hemmer 424 Glendale, HInsdale.

Begin forwarded message:

From: "postmaster@villageofhinsdale.org" <postmaster@villageofhinsdale.org> Date: September 2, 2020 at 7:52:10 PM CDT To: "postmaster@villageofhinsdale.org" <postmaster@villageofhinsdale.org> Subject: Undeliverable: McNaughton

From: Sent: To: Subject:

Wednesday, September 2, 2020 9:58 AM Christine Bruton NO to McNaughton

Good Morning, Ms Bruton.

I want to emphatically express to the Village of Hinsdale Planning Commission our **OPPOSITION to the Heather Highlands** development 1,958.87, and respectfully urge the Village to preserve the Fullersburg community by **DENYING McNaughton's plan request**.

The Fullersburg community is a spacious R2 zoned, low-density, non-gated community. We chose this established area for this reason! The Village must maintain the current zoning requirements. Any new development should blend in with the distinct character of Fullersburg - what McNaughton is proposing will not.

As a resident on N Madison Street, I know the area is frequented by walkers, runners, cyclists and vehicular traffic. And I am also aware how busy Madison St gets as it is the only traffic-light controlled intersection in/out of the neighborhood. Increased traffic congestion and increased risk to pedestrians is not a benefit to the community.

Develop the Fullersburg area properly. PLEASE VOTE "NO" TO McNAUGHTON!

Sincerely, Marilou & Jeff Allen 915 N Madison St, Hinsdale

From: Sent: To: Subject: Peter Kallas Wednesday, September 2, 2020 9:47 AM Christine Bruton Heather Highlands

Ms Bruton,

I have lived in Fullersburg Woods since 1997 and know that most if not all of my neighbors bought property here for its woodsy terrain and quiet neighborhoods. Why Hinsdale would change zoning requirements for what I see as prime real estate for a development that counters everything that is Fullersburg Woods and Hinsdale, for that matter, is beyond me. It's obvious that this project will overload Monroe Elementary and our streets which would have only 2 exits to a very busy Ogden Avenue.

As a longtime Hinsdale resident and taxpayer, I vehemently oppose changing the R2 zoning requirements for which we counted on when we bought our home in this neighborhood.

Thank you,

Peter Kallas 840 Merrill Woods Road Hinsdale

From:	Elisa Templeton	
Sent:	Tuesday, September 1, 2020 6:14 F	ΡM
To:	Christine Bruton	
Subject:	IBLP Redevelopment	ж÷.

Ms. Bruton — we strongly oppose the proposed development, Heather Highlands. As people are leaving Illinois overdeveloping property in Hinsdale will further lower property values. The area lacks the required infrastructure for a development of this size. The school district is already too full and doesn't need to add more students. This whole project is unnecessary and will result in a tremendous strain on the already established neighborhoods surrounding it. Disrupting the wetlands in this area is environmentally irresponsible and will only result in flooding. Please think "green" and put wetland conservation ahead of increasing the tax base. If this were put to a vote (which it should be), it would be voted no by an overwhelming majority in hinsdale and oak brook. Changing the zoning for this project is not fair to the other established neighborhoods.

I know that all of my neighbors feel the same about this development. We are also strongly opposed to the Ryan Senior Residence development. Thank you for your consideration.

Sincerely,

Elisa and John Templeton

From: Sent: To: Subject:

Tuesday, September 1, 2020 11:35 AM Christine Bruton Public Comment - McNaughton

Village of Hinsdale,

As a long time resident of Pine Hill Lane in the Fullersberg Area, I am **strongly** opposed of the proposed development of the IBLP properties.

I am against the devolopment for a number of reasons.

1) Flooding - That area is now often flooded after heavy rains with water covering Adams Road, the increased construction will add to this problem.

2) Traffic - Adams Road is already a busy street with people continually speeding. The Adams/Ogden intersection is very dangerous already, the added traffic will make that intersection more of a nightmare than it already is.

3) High density housing - To change the zoning requirements for this area is a terrible idea, more housing does not make it better.

I will continue to do what is possible to assist in stopping this very bad idea.

Thank you James Lakosil 2 Pine Hill Lane Oak Brook, IL. 60523

From: Sent: To: Cc: Subject:	Tuesday, September 1; 2020 12:19 PM Christine Bruton; Thomas Cauley 'Edward N. Tiesenga' To Hinsdale Plan Commission: SUPPORT (WITH CAVEATS) HEATHER HIGHLANDS DEVELOPMENT
	DEVELOPMENT

Dear Tom and Christine and the Hinsdale Planning commission:

I have no doubt that you are getting inundated with emails now that an anonymous letter has gone out August 29th in opposition to the Heather Highlands Development from the Fullersburg Woods community.

However, since the failing, and the ultimate discrediting of Bill Gothard of the Institute for Basic Life Principles, whose students FORMERLY did a wonderful job keeping up the Large tract of property, the property has declined significantly to an unsightly status.

My wife and I are 9 year residents that live directly on ADAMS Rd and are writing your commission in SUPPORT of the planned development for the following reasons and with the following Caveats:

First Caveats:

- 1) Lot size exception should be considered on a 'Reasonable' basis —example, if 20,000sf is the minimum for the Fullersburg Woods homes (as reported) then the Oak Brook side should be kept at minimums to delineate the idea of "Entering Fullersburg woods."
- 2) If the McNaughton proposal were to not have appropriate landscaping, pondscaping and general improvement with walking and biking paths like the rest of the area, we would not support a 'Closed' ended development that prohibits walking and biking through like the rest of Fullersburg.
- 3) The proposed Ryan companies Senior Housing development adding a right=turn only lane is a pain for local residents because we use Adams Road during the Eastbound Gate Closure on Spring Road from 3-6pm Monday-Friday. Having to go down to Madison is making a longer round-trip and would increase Madison traffic.

Support:

- 1) Heather Highlands would revitalize an otherwise aging and decaying North Ogden corridor with fresh new housing stock and a higher end clientele (retirees and nicer apartments for young marrieds) than we have in this area.
- 2) Please hold the McNaughton group to a high standard of building and landscape quality and it would improve the attractiveness to the area. (Adding values to the past five years of declining Fullersburg values!)
- 3) The gated community idea is not allowed in Graue mill townhomes in Oak Brook so why have it, but could be made similar with security features and new camera technology to achieve the same result in Heather Highlands—Lose the GATE, ADD the cameras!
- 4) Many of our neighbors have children that have moved out of the area due to the unavailability of quality apartment developments and the opposite for our elderly parents. This would be WELCOMED in our area if done in a FIRST CLASS quality constructed development.

Lastly, I'm tired of hearing the argument about the floodplain as a reason to not improve our area and let it continue to decline. I'm sure the floodplain can be solved and most of the residents in Fullersburg are on higher ground anyhow so unlikely a huge issue!

In closing, I wish your village board well in these deliberations and know that you'll have a healthy discussion and do the right thing in the end.

If you would like to discuss the above, I'm certainly open to being one of the few lone voices (I'm guessing) in support of making sure we have quality progress for our adult kids and senior parents to potentially live nearby in the future!

Best regards,

Chuck

Chuck & Joi Thompson 3404 Adams Road Oak Brook, IL 60523 i.

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From: Sent: To: Subject: Robert Parks Tuesday, September 1, 2020 12:34 PM Christine Bruton Heather Highlands

My family and I are opposed to the McNaughton/Ryan development based on traffic issues, density, and flooding problems.

Sent from my iPhone

From: Sent: To: Cc: Subject:

Mark Lovelace Tuesday, September 1, 2020 10:06 AM Christine Bruton Mark Lovelace Opposition to Heather Highlands McNaughton Development

Morning Ms.Bruton-

We are writing you in opposition to the Heather Highlands of Hinsdale by McNaughton Development (east of Adams).

We have lived at 849 N. Washington Street in Fullersburg Woods since our house was built in 1998.

We moved there specifically for our four children to attend the Hinsdale Schools and to live in Fullersburg Woods for its charm and serenity.

Please vote no for the McNaughton Development as it will ruin the neighborhood and cause many issues and short comings.

Please Maintain current zoning requirements

- Current R2 zoning requirements should not be altered
- Continue to require 20,000 SF minimum lot area
- Proposal is urban density on suburban property
 - ~ 4,000 sq. ft. homes on ~ 3,000 sq. ft. lot size is unacceptable
- Current R-2 zoning has been in effect for nearly 50 years and owners of nearby properties bought and/or built on trust in the current R2 zoning.

Please maintain no gated communities

- The properties surrounding the IBLP property in Hinsdale are open, as opposed to gated.
- Development should blend in with their surroundings
- Fullersburg Woods has a distinct character, much like Southeast Hinsdale, which will be destroyed by the proposed development.

Adverse traffic

- Ryan Companies' Hinsdale Senior Residences proposal is to limit left hand turns from Adams onto Ogden going east during the afternoon. As a result, traffic will be directed to Spring Road and Madison.
- This will lead to increased congestion and risk to pedestrians, which isn't beneficial to the community.
- Intersection of Madison and Ogden is already stressed as a result of restrictions at Monroe. Left tums
 onto Ogden will become even more difficult leading to multiple light change backups.

Flooding and water management

Flooding has been a major and increasing problem in the area. Any increase in the concrete/asphalt footprint is certain to exacerbate the problem and is consequently unacceptable.

Please listen to us Hinsdale residents and vote no.

Disclaimer

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From: Sent: To: Subject: JANE GRIMM Monday, August 31, 2020 3:34 PM Christine Bruton Opposition to Heather Highlands

To Hinsdale Plan Commission-

I am writing you to express my strong opposition to the Heather Highland Development as presently proposed. This proposed development would:

- Be too dense than allowed by current zoning
- Create excessive and *dangerous* traffic conditions
- Create increased flood risks
- Create increased noise and light pollution
- Create additional burdens on schools, community services, utilities, the fire department and the police department
- Change the character of the Fullersburg Neighborhood

I URGE YOU TO REJECT THE CURRENT PROPOSAL FOR THE HEATHER HIGHLANDS DEVELOPMENT AND DENY THE REQUESTS FOR ZONING CHANGES.

The current R2 zoning should not be changed, including requiring a 20,000 square foot lot area.

Regards,

Jane Grimm 824 The Pines Hinsdale, IL

From:Kevin McClearSent:Monday, August 31, 2020 5:08 PMTo:Christine BrutonSubject:McClear opposition to the McNaughton Heather Highlands projectAttachments:McClear opposition to the McNaughton Heather Highlands project.pdf; 36x24-
HEATHER HIGHLANDS-PARCEL 2-4_2019-10-02.pdf

Hi Christine,

Attached please find our letter in opposition to McNaughton's proposed Heather Highlands development and our objection to his request for a zoning variance.

Best regards,

Kevin McClear 942 N. Madison Hinsdale, IL

This message may contain condesider of smanon and is interded for specific recipients crieds expricitly noted ownervise if you have readon to be levely overs for ad memory recipient of one message, blease favered and rookly the server. This message may not represent the control of intercondinenties Enchange, for FDE, its subscriptions of affecties, and coes not constitute a contract or guarantee. Unencrypted electronic maximum sector and the recipient of the readon of the message, for FDE, its subscriptions may affect and to constitute a contract or guarantee. Unencrypted electronic maximum sector electron of sectors and the recipient of the message is the FDE, its subscription of affecties and constitute a contract or guarantee. Unencrypted electronic maximum sector electronic maximum sectors and the recipient of the message is Excepted to provide safegulards from intudes and oursele are main an electronic means or where proved or a proping measage is desired.

Hinsdale Plan Commission

Dear Commissioners,

For approximately twenty-five years, my wife (Theresa) and I dreamed of living north of Ogden in Hinsdale. When heading north out of Hinsdale or when returning from the north, we would take the opportunity to drive N. Madison Street to enjoy the peaceful, scenic, and relatively open environment provided by the current R2 zoning. In particular, we enjoyed the drive past Trudi Temple's unique home and garden property (942 N. Madison Street).

1. J

When we saw that 942 N. Madison Street was on the market we took the leap and purchased our dream home. Another factor that made our decision relatively easy is that the property has a coach house. We have an autistic daughter (Courtney) who requires full-time assistance and we plan to have live-in help. The property is also fenced-in which will help us with Courtney.

We have spent this spring and summer working hard and at great expense to restore and maintain the special and unique property and landscaping. We plan to move in early this fall.

As you will hopefully understand, we are aghast at the prospect of the McNaughton project referred to as Heather Highlands. As you can see from the attached plan, our 942 N. Madison property would become an island surrounded by an extremely dense housing development; and the value, use and enjoyment of our property would be significantly damaged.

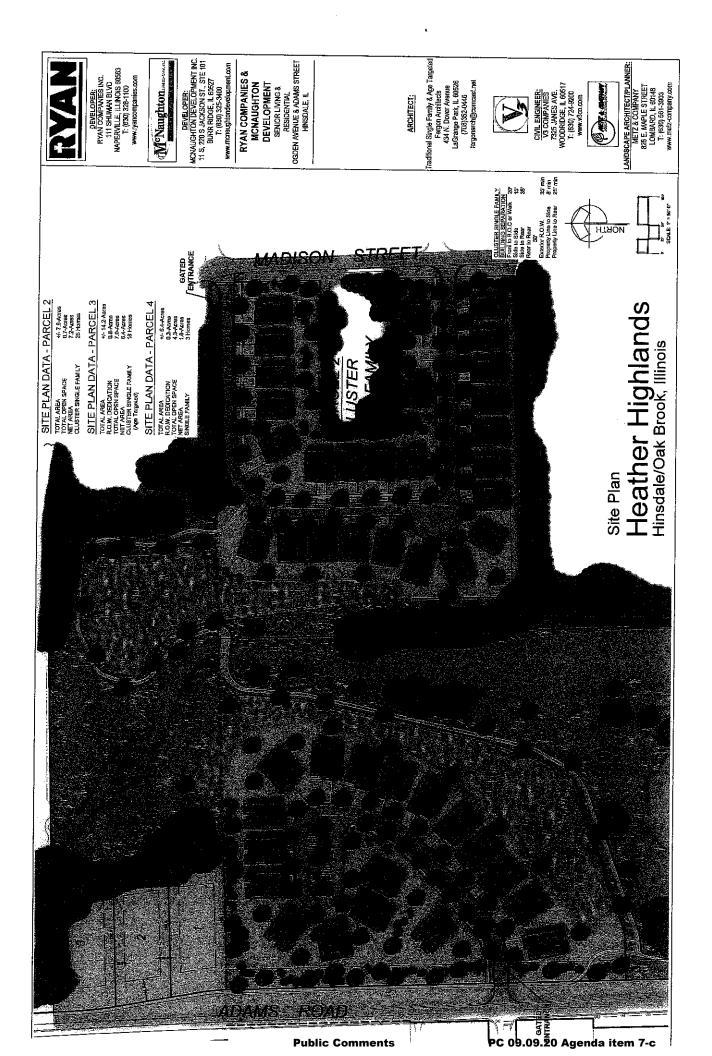
We understand that Mr. McNaughton has petitioned for a zoning variance. We object to the variance and respectfully request that the Village of Hinsdale deny his request. There is no reason he should not be required to meet the existing zoning requirements. The Heather Highlands project plan is way too dense and there is no hardship for the zoning variance request.

Thank you for your consideration and please feel free to contact me if you would like to discuss this matter and learn more about our concerns. And if it would help, you are invited to visit and walk our property.

Best regards,

Kin R. Michum

Kevin R. McClear



From: Sent: To: Subject:

Catherine Parks Saturday, August 29, 2020 9:51 AM Christine Bruton Heather Highlands

Dear Ms. Bruton,

Please add my name to the list of people opposed to the above proposed development. It is so wrong for so many reasons which have been pointed out to the board.

Thank you, Catherine Parks 3701 Madison St. Oak Brook, IL 60523

From: Sent: To: Cc: Subject: Pierre < Saturday, August 29, 2020 11:47 AM Christine Bruton Marlene Abi-Mansour Plan Commission Hearing re IBLP PROPERTY

As residents of Hinsdale for more than 20 years, we would like to express our strong opposition to any zoning variation for IBLP property.

This is to kindly request that you maintain the current R2 zoning without any variation. This zoning has been in effect for 50 years while IBLP owned the property. The Fullersburg district has a unique character as an open community with no gated housing and plenty of open space.

This is also to request that you deny Ryan companies senior residence proposal because of excessive density, flooding concerns, traffic concerns, increased congestion, higher risk to pedestrians and children with no sidewalks on Adams, Spring Road, and Madison past Glendale.

Thanks Pierre and Marlene AbiMansour 430 Canterbury Ct Hinsdale Illinois

From: Sent: To: Subject: Julie Boruff 29, 2020 1:51 PM Saturday, August 29, 2020 1:51 PM Christine Bruton Pre-Registration – IBLP Redevelopment

Hi Ms. Bruton,

We cannot attend the meeting on 9/9/20 but would like to register our comment to the Plan Commission. Is that possible? Our comment is below:

Thank you - Julie Boruff

Dear Plan Commission Members,

We are asking your commission to recommend a denial of the application for the Heather Highlands of Hinsdale by McNaughton Development. We have reviewed the Site Plan and believe the development should not be approved for the following reasons:

1. Increase of density: Adding ~4,000 sq. foot homes on ~3,000 sq. foot lots to the existing neighborhood is unfair to the current homes who have followed the current R-2 zoning and who have bought/built and trusted that zoning. The proposed development represents urban density and it should not be allowed on suburban property. Please continue to require 20,000 SF minimum lot area.

2. Increased and adverse traffic: We are extremely skeptical of the presented traffic study, which states a 3-5% increase in traffic. Further, we are concerned for the people walking, running and biking on Madison on their way to Fullersburg Woods. Many families and kids travel this route, which may now be unsafe due to the increased traffic.

3. Flood & water management: With the denser footprint of this development, we are concerned the plan for water management and flooding will be inadequate.

4. Not suitable for the neighborhood: We have looked at a similar McNaughton Development, Lakeside of Burr Ridge. These are cookie cutter homes that have only a several feet in between the homes. This type of development does not belong in this neighborhood.

We urge you to reject the proposal for the Heather Highlands of Hinsdale Development.

Sincerely,

Chris & Julie Boruff

313 N Washington St

From: Sent: To: Subject:

Robert Mars Saturday, August 29, 2020 7:52 PM Christine Bruton Heather Highlands

Dear Ms. Briton,

My wife Susan and I are Hinsdale residents, residing at 844 N. Washington St.

We treasure our Fullersburg Woods environment and are adamantly opposed to the above development as proposed by McNaughton Development. Proposing urban density on suburban property such as this would be an egregious breach of the trust we relied on when we purchased our property in 2006 and would forever destroy the distinct character of our neighborhood let alone the negative impact it would have on traffic and storm water management. We hereby request that the Village deny McNaughton's request to proceed with this project.

Robert E. and Susan C. Mars

Sent from my iPad

From: Sent: To: Subject: William Gilligan Sunday, August 30, 2020 10:40 AM Christine Bruton Opposition to IBLP Redevelopment

I strongly oppose the proposed redevelopment or the IBLP property. I have been a resident on Adams Road for 48 years. The R2 zoning should remain as this proposed change will tragically alter and destroy the wonderful distinct rural character of the community which is not only enjoyed by its residents but also the entire adjacent communities at large. Property values (ie subsequent taxes) will drop, traffic congestion on our roads will increase, and our already flood problems will increase, and the abundant wildlife will be significantly affected.

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I urge the Village to deny the McNaughton request.

William Gilligan, MD Sent from my iPad

Rochelle Missil 3 Cheval Drive Oak Brook, IL 60523

August 29, 2020

Plan Commission Village of Hinsdale 19 E. Chicago Avenue Hinsdale, IL 60521

Dear Plan Commission:

I would like to voice my opposition to the Heather Highlands of Hinsdale by McNaughton Development. My rationale is provided below.

Maintain character consistent with surrounding neighborhood

The current R2 zoning requirements should not be altered. I encourage you to require that the 20,000 SF minimum lot area (and per unit for the PUD) be maintained. McNaughton's proposal is urban density on suburban property. The density of Fullersburg Woods should be respected; the proposed variances will adversely affect aesthetics and diminish the value of adjacent properties along Adams and Madison.

No gated communities

The properties surrounding the IBLP property in Hinsdale are open, as opposed to gated. New communities should follow this precedence and blend in with their surroundings.

Call it what it is

McNaughton's claim that the proposed project will result in the preservation of over 23 acres is misleading. The majority of the 23 acres are located in a regulatory floodway and is unbuildable.

Questionable traffic study

The effect on traffic should consider all of the developments along Adams collectively.

The traffic study conducted by V3 Companies for McNaughton Development accounts for both the Ryan Companies and McNaughton projects. However, the underlying assumptions that are used to estimate Trip Generation on Adams is too low.

The traffic study assumes 22 single family homes for Parcel 3. Currently, this property is under contract with Ryan Companies and no development plan has been presented to the public. I openly question the reasonableness of 22 units, as I expect it to be much larger once Ryan announces their intentions. Ryan's

1 tan Commission Village of Hinsdale August 29, 2020 Page 2 of 2

general business model emphasizes high density, while the traffic study assumes a conservative approach using current zoning.

Additionally, there is no estimate for the 8.69 acres of vacant land in Oak Brook north on Adams Street (PIN: 0902200006) which will be the next parcel that IBLP will sell for development. An additional 34 units could be added if ¹/₄ acre lot sizes were allowed.

Given that Ryan's current proposal is to limit left hand turns from Adams onto Ogden going east during the afternoon, traffic will be directed to Spring Road and Madison along routes that are not conducive to additional flow. The intersection of Madison and Ogden is already stressed as a result of restrictions at Monroe. Left turns onto Ogden will become even more difficult leading to multiple light change backups. Pedestrian safety on Adams, Madison, and Spring will also be at risk. I strongly encourage the Plan Commission to require an installation of a traffic light as part of the approval process and utilize the financial capacity of Ryan Companies and McNaughton. The tax payer should not have to fund this expenditure at a later time.

Maintain the Village Standard on Construction Hours

McNaughton has requested special accommodations for work hours. They have requested that work hours during construction be adjusted so that work can commence starting at 7:00A.M. Monday-Saturday. Work hours during construction shall be added for Sundays commencing at 8:00 AM and ending at 5:00PM.

I highly encourage the Plan Commission to reject this request. Surrounding properties will be subject to construction noise and traffic given the significance of the development. I am therefore requesting that the project adhere to the current Village Ordinance, which is provided below.

...Between eight o'clock (8:00) A.M. and eight o'clock (8:00) P.M. Monday through Friday and between eight o'clock (8:00) A.M. and four o'clock (4:00) P.M. on Saturdays; provided, however, that such tools and equipment shall not be used at any time on the following Federal holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas.

Preserve our neighborhood

Rules and ordinances are put in place for a reason and I request that you make certain they are followed. McNaughton's request for zoning variances will ruin the character of Fullersburg and offers the Village of Hinsdale no beneficial value. Redevelop IBLP correctly and deny McNaughton's request.

Respectfully yours.

Rochelle Missil

Armando Travelli Friday, August 28, 2020 4:16 PM Thomas Cauley; Kathleen Gargano; Christine Bruton; Plan Commission Fullersburg Woods Neighbors Opposition to MvNaughton Variance Request
President CAULEY001.pdf

Dear President Cauley, Ms. Gargano, Ms. Bruton,

and members of the Hinsdale Plan Commission,

Hinsdale, August 27, 2020

Please feel free to forward this letter to the Hinsdale Trustees and other interested parties

Marti and I purchased our house at 521 Bonnie Brae Road in 1972, when the land was unincorporated and the low tax rate was an inducement to buy. Within one year, we were embroiled in a desperate effort to save our property from the encroachment of new building. Campus Teams, a semi-religious organization that owned much of the land directly west of us, wanted to build large school buildings with dormitories, a conference center and a hotel, meant to host thousands, and had asked Westmont to annex them. This was a clever move on their part because Westmont was less likely than Hinsdale or Oak Brook to impose strict zoning requirements on them. Marti and I went door to door in the Westmont streets, collecting dozens of signatures on a petition requesting that Westmont deny the zoning that Campus Teams had demanded as their condition for Westmont's annexation.

We finally learned that Hinsdale was willing to annex the entire area if a majority of the adjacent unincorporated landowners signed the petition. Sixteen of the seventeen involved landowners were willing to sign. The seventeenth landowner was Campus Teams, which owned most of the land but controlled only one single signature. We also heard that, in the middle of the night, Campus Teams had donated small parcels of land to many of their employees (one square foot each, with stringent clauses to ensure that the parcels would be returned to them for free within a short time), to increase the number of signatures to which they were entitled. This desperate strategy was voided by a judge; we signed the petition and became part of Hinsdale in exchange for a firm, unwritten promise from Hinsdale that they would protect the residential character of our area. We knew, at the time, that our taxes would increase significantly with the annexation (and they sure did!), but we have never regretted our decision because Hinsdale kept its word, and the residential character of our area has been protected.

In the years that followed, Campus Teams changed their name, first to Basic Youth Conflicts and then to Institute for Basic Life Principles (IBLP). In 1992 they became involved in another fierce Oak Brook zoning battle that they lost. In 2008 we had to fight again to defend our home from encroaching commercial threats. Hinsdale was developing an Ogden Avenue Corridor (OAC) Master Plan, and there was fear that the western portion of Ogden Avenue would lose its residential zoning in favor of commercial entities whose more profitable tax rate would enrich the Village coffers. Along with many of our neighbors we fought to have the Master Plan become more consistent with Hinsdale's residential atmosphere, and prevailed. The "Regulatory Strategy" of the Hinsdale OAC Master Plan now contains the following paragraph:

OAC West – The west end of the Ogden Avenue Corridor lacks the development and commercial intensity that is characteristic of the east end of the Corridor. Therefore, unlike the mixed-use approach for the OAC East Overlay District, <u>the OAC West District establishes compatibility with adjacent residential uses as its top priority</u>. The preferred use along Ogden Avenue within the OAC West Overlay District is residential.

IBLP has now moved to Texas and, after keeping its land for many years paying almost no taxes, is trying to sell it for the highest possible profit. As a result, we are now facing a new zoning battle, with Ryan Companies and McNaughton Development asking for variances to the existing R-2 zoning of that land that would allow construction of enormous commercial buildings and only 2,400 to 2,800 square feet per residential unit, instead of the required 20,000 (an 800% increase of unit density). Granting their requests would create terrible overcrowding, traffic, and flooding problems in the area but, most importantly, would destroy the trust that the residents of Hinsdale place in their local government.

Why, in the future, would any Hinsdale resident believe their government's promises, if they are so easily broken?

Sincerely,

Armando and Marti Travelli 521 Bonnie Brae Road, Hinsdale IL 60521



Armando Travelli

From: Sent: To: Subject: Brian J. Salerno Wednesday, August 26, 2020 3:50 PM Jennifer Salerno; Christine Bruton RE: Opposition to Heather Highlands of Hinsdale Development

Hello Ms. Burton,

Thank you for your work on behalf of the Village. We appreciate it.

I agree with all of the points that my wife Jen listed below but I'd like to add two critical points.

First, given Covid's continued and deepening impact, I would be highly concerned with the financial wherewithal of any company that is to be given such a large tract of property. As is currently happening all over the country, several private construction projects are now on hold as financing awaits more favorable market conditions (on a best case scenario) or a new suitor is being courted to buy out a bankrupt asset (on a very common and worst case scenario). Stated plainly, Hinsdale risks putting too many eggs in one basket with one single smaller company owning that much land. Should that company or its financiers (an important note) not withstand today's significant market pressures, it would absolutely result in this pristine land being partially destroyed by bulldozers and half developed streets.

Second, our neighbors and we are highly concerned about our property values. Building a significant amount of high density and uniform housing in an area where literally EVERY homeowner bought because of the larger lot sizes and unique architecture/housing will have a significant negative impact on our property values. Even if Covid does not drastically impact market values and/or the completion of the development, the value of our homes will be impacted by smaller tract homes on cookie cutter lots. I believe that a great deal of the concern for all of us in the Bonnie Brae area is predicated on this central issue.

Personally, I think that we all realize that something is going to be built on that land. If the collective of our neighbors were assured that any new development would be germane to the current aesthetics of our neighborhood (lot size, home value, open space, unique architecture, etc), I believe you would face significantly less opposition.

And finally as a business person, I would HIGHLY, HIGHLY recommend that Hinsdale not be so foolish to tie so much land and potential tax revenue into one smaller vendor. Why not parse the space into like-sized lots to our current properties and let various builders distribute the character, aesthetics, and the <u>financial risk</u> equally? Ultimately, that would also result in higher property values for all of us and therefore increase our tax base overall.

Thank you for your time in reading this feedback. I'm happy to discuss at any time as well. Brian.

From: Jennifer Salerno Sent: Wednesday, August 26, 2020 2:40 PM To: cbruton@villageofhinsdale.org Subject: Opposition to Heather Highlands of Hinsdale Development

[EXTERNAL]

Dear Ms. Bruton,

As a 20+ year resident of Hinsdale and 16 year Oak Brook business owner, I would like to communicate with you my **strong opposition** to the Heather Highlands of Hinsdale Development by McNaughton Development.

I ask that this proposal be denied due to the following reasons:

1. Maintaining current zoning requirements

- Current R2 zoning requirements should not be altered
 Continue to require 20,000 SF minimum lot area
- Proposal is urban density on suburban property
 - \sim ~ 4,000 sq. ft. homes on ~ 3,000 sq. ft. lot size is unacceptable
- Current R-2 zoning has been in effect for nearly 50 years and owners of nearby properties bought and/or built on trust in the current R2 zoning - *including us*

2. Adverse traffic

- Ryan Companies' Hinsdale Senior Residences and McNaughton's proposal limit left hand turns from Adams onto Ogden going east during the afternoon.
 - Traffic will be directed to Spring Road and Madison, and as a result, this will lead to increased congestion and risk to pedestrians.
- There are no sidewalks north of Glendale, and it is very common to see our Hinsdale residences walking/running/ biking north on Madison toward Spring Road and Fullersburg Woods. More traffic and congestion will be extremely dangerous.
- Intersection of Madison and Ogden is already stressed as a result of restrictions at Monroe. Left turns onto Ogden will become even more difficult leading to multiple light change backups.
- Traffic on Madison Street north of Ogden is already increasing; additionally, the road is already used as a cut-through and speeding is prevalent.

3. Flooding and water management

- Flooding has been a major and increasing problem in the area.
- Any increase in the concrete/asphalt footprint will exacerbate the problem and is consequently unacceptable.

4. No gated communities

- The properties surrounding the IBLP property in Hinsdale are open, NOT gated.
- Fullersburg Woods has a distinct character, much like Southeast Hinsdale, which will be destroyed by the proposed development.

I am hopeful that the Zoning Commission and Village Board will make the right decision by listening to the members of the community, like me, and **deny the McNaughton proposal.**

Thank you for your time and attention.

Sincerely, Jennifer Lundgren Salerno

From: Sent: To: Subject:

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Wednesday, August 26, 2020 2:40 PM Christine Bruton Opposition to Heather Highlands of Hinsdale Development

Dear Ms. Bruton,

As a 20+ year resident of Hinsdale and 16 year Oak Brook business owner, I would like to communicate with you my **strong opposition** to the Heather Highlands of Hinsdale Development by McNaughton Development.

I ask that this proposal be denied due to the following reasons:

1. Maintaining current zoning requirements

- Current R2 zoning requirements should not be altered
 Continue to require 20,000 SF minimum lot area
- Proposal is urban density on suburban property
 - \circ ~ 4,000 sq. ft. homes on ~ 3,000 sq. ft. lot size is unacceptable
- Current R-2 zoning has been in effect for nearly 50 years and owners of nearby properties bought and/or built on trust in the current R2 zoning - *including us*

2. Adverse traffic

- Ryan Companies' Hinsdale Senior Residences and McNaughton's proposal limit left hand turns from Adams onto Ogden going east during the afternoon.
 - Traffic will be directed to Spring Road and Madison, and as a result, this will lead to increased congestion and risk to pedestrians.
- There are no sidewalks north of Glendale, and it is very common to see our Hinsdale residences walking/running/ biking north on Madison toward Spring Road and Fullersburg Woods. More traffic and congestion will be extremely dangerous.
- Intersection of Madison and Ogden is already stressed as a result of restrictions at Monroe. Left turns onto Ogden will become even more difficult leading to multiple light change backups.
- Traffic on Madison Street north of Ogden is already increasing; additionally, the road is already used as a cut-through and speeding is prevalent.

3. Flooding and water management

- Flooding has been a major and increasing problem in the area.
- Any increase in the concrete/asphalt footprint will exacerbate the problem and is consequently unacceptable.

4. No gated communities

- The properties surrounding the IBLP property in Hinsdale are open, NOT gated.
- Fullersburg Woods has a distinct character, much like Southeast Hinsdale, which will be destroyed by the proposed development.

I am hopeful that the Zoning Commission and Village Board will make the right decision by listening to the members of the community, like me, and **deny the McNaughton proposal.**

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Thank you for your time and attention.

Sincerely, Jennifer Lundgren Salerno

From: Sent: To: Subject: Marlene Abi-Mansour Wednesday, August 26, 2020 10:15 AM Christine Bruton Heather Highland

Dear Christine:

This is from Marlene and Pierre AbiMansour and our 4 grown up children.. We ask that you kindly deny McNaughton's request based on the following, and thank you for your efforts in advance:

Maintain current zoning requirements

- Current R2 zoning requirements should not be altered
 Continue to require 20,000 SF minimum lot area
- Proposal is urban density on suburban property
 - $\sim 4,000$ sq. ft. homes on $\sim 3,000$ sq. ft. lot size is unacceptable
- Current R-2 zoning has been in effect for nearly 50 years and owners of nearby properties bought and/or built on trust in the current R2 zoning.

No gated communities

- The properties surrounding the IBLP property in Hinsdale are open, as opposed to gated.
- Development should blend in with their surroundings
- Fullersburg Woods has a distinct character, much like Southeast Hinsdale, which will be destroyed by the proposed development.

Adverse traffic

- Ryan Companies' Hinsdale Senior Residences proposal is to limit left hand turns from Adams onto Ogden going east during the afternoon. As a result, traffic will be directed to Spring Road and Madison.
- This will lead to increased congestion and risk to pedestrians, which isn't beneficial to the community.

Public Comments

• Intersection of Madison and Ogden is already stressed as a result of restrictions at Monroe. Left turns onto Ogden will become even more difficult leading to multiple light change backups.

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Flooding and water management

• Flooding has been a major and increasing problem in the area. Any increase in the concrete/asphalt footprint is certain to exacerbate the problem and is consequently unacceptable.

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From:Marlene Abi-MansourSent:Wednesday, August 26, 2020 10:18 AMTo:Christine BrutonSubject:IBLP pre register for Sep 9 meeting at 4:30

Marlene and Pierre Abi-Mansour 430 Canterbury ct Hinsdale Thank you for including us !

Sent from my iPhone

From: Sent: To: Subject: Angela Deppe Tuesday, August 25, 2020 7:57 PM Christine Bruton McNaughton

Dear Christine,

My family lives in the Fullersburg neighborhood at 521 Wood Rd. I am writing you to urge the Village to deny McNaughton's development request based on the following reasons:

with a

Maintain current zoning requirements

- Current R2 zoning requirements should not be altered
 - Continue to require 20,000 SF minimum lot area
- Proposal is urban density on suburban property
 ~ 4,000 sq. ft. homes on ~ 3,000 sq. ft. lot size is unacceptable
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- The properties surrounding the IBLP property in Hinsdale are open, as opposed to gated.
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Adverse traffic

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- This will lead to increased congestion and risk to pedestrians, which isn't beneficial to the community.
- Intersection of Madison and Ogden is already stressed as a result of restrictions at Monroe.
 Left turns onto Ogden will become even more difficult leading to multiple light change backups.

Flooding and water management

• Flooding has been a major and increasing problem in the area. Any increase in the concrete/asphalt footprint is certain to exacerbate the problem and is consequently unacceptable.

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Thank you for hearing me, Angela Deppe

From: Sent: To: Subject: Bruce Wance Wednesday, August 26, 2020 8:23 AM Christine Bruton Heather Highlands

I oppose Heather Highlands of Hinsdale by McNaughton Development (East of Adams). After reading their application and justification for same there is a perception that a Developer may really manage this village and those who sit at the dais to represent the interest of Hinsdaleans and the history of our Village if this project proceeds. For over 30 years I have watched this village reject similar requests from others and so one must wonder why any Developer is so deserving of these variances and this project? Longer work hours on weekends, noise, dust, mud, no enforced traffic control will all occur followed by a high density development and that does not even address the issues associated with dubious impact assumptions put forth by those retained to present a one side impact study in a generational impact project. When can we expect VOH's due diligence report regarding same?

Such a shame that I'm hearing of a perception that VoH is apparently more interested in the tax base of this project then the needs of it's constituents. Never to late however to realize the blemish this project will have upon our Village by standing up and doing what's right and reject Heather Highlands of Hinsdale by McNaughton Development

Thank you

Bruce J. Wance

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We moved to Hinsdale 53 years ago and have been in the Fullersburg area for 36 of those years. We moved to this part of town because we loved the open space- our ½ acre lot-the feel of living in the country knowing we were still a part of a town and community. The proposed **GATED** community, Heather Highlands, is an insult to this beautiful area. All of the area surrounding the IBLP property is open. The plan for 44 houses on smaller lots in a **gated** community is an intrusion to the wild life and nature, to the wetlands promoting increased flooding to our already stressed properties and causing increased traffic particularly on Madison St. The intersection of Ogden and Madison is already stressed as a result of restrictions at Monroe (the Kensington School) and will be further stressed with the Ryan proposal for senior residences. Heather Highlands is a proposal for urban density on suburban property- 4000 sq foot homes on 3000 sq ft lots is not acceptable! We bought our house in this R-2 zoned area with a trust that this zoning would prevail for all of the land. Any future development should blend with the surrounding area!! We are strongly opposed to the Heather Highlands proposal!!!!

Virgil and Diane Oostendorp

526 Bonnie Brae Rd

From:	charles hiatt
Sent:	Friday, September 4, 2020 11:23 AM
То:	Christine Bruton
Subject:	Fw: Heather Highlands Development
Attachments:	Hinsdale Plan Commission Letter.docx

Corrected email address

From: To: cbarton@viilageothinsdale.org <cburton@viilageofhinsdale.org> Sent: Friday, September 4, 2020, 09:11:26 AM CDT Subject: Heather Highlands Development

Dear Ms. Burton,

Attached is a letter from my wide and I against the proposed development. Please note we are not opposed to development in the property in question but are opposed to the density, possible loss of value to our home and safety issues caused by higher than normal traffic. We would ask the Plan Commission rejest this development and confirm the R2 zoning to future developers cbruton

I would also like to enroll to speak at the meeting on the 9th and would ask you how I go about signing up.

Many thanks for your help.

Best regards,

Charlie Hiatt.

555 N Madison

Hinsdale Plan Commission

Attn: Christine Burton, Village Clerk

Dear Sir/Madame,

My wife and I live at 935 N Madison and are new residence to Hinsdale recently moving from Clarendon Hills where we were resided for the last 26 years. When we purchased the property, we were aware that there would be development of the former IBLP site. What we have discovered in living on Madison is the significant amount of seasonal foot and bike traffic using Madison as the main access from Hinsdale to Fullersburg Woods and the added difficulty of maneuvering around pedestrians, runners and bicyclist while driving. Additionally, the light at Madison and Odgen is long when crossing Odgen adding to the time it takes to leave this section of Hinsdale. We find from of brief experience that traffic flow on Madison is at a level that the existing road system can handle.

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We are apposed to the development for several reasons:

-As living across from the construction site we and a few other homeowners will experience significant disruption during construction and we will suffer most from the increased traffic. The proposed density does not add to the community, is completely out of touch with how Hinsdale is currently developed, and what we expected when we purchased here.

-Increase traffic from homeowners in the new community entering and exiting will be a hazard to pedestrians and cyclist. Traffic on Madison does not travel at the prescribed 25 mph and added unnecessary congestion will create a safety hazard.

-We don't see how this development benefits anyone other that the profit of developer. The ongoing costs to the community in road maintenance, fire and police, schools, higher traffic volumes and not considered in the studies provided by the builder. Those studies look to paint a current picture to speed the development process. The studies provided are not independent and are paid for by the developer and have only one acceptable conclusion (favoring the developer).

-We are concerned that this development will lead to a loss in value of our and surrounding properties.

- We support the development of this site provided that the current R2 zoning applies and we would ask that you confirm this to future developers.

-Lastly, one of the variances requested is the ability to work on Sundays. This would mean that we and other nearby home owners would have no piece and over the next two plus year have to listen to a constant higher noise level. How does this benefit ourselves and neighbors?

Your truly,

Charlie & Eileen Hiatt

935 N. Madison

From: Sent: To: Subject:

Friday, September 4, 2020 11:39 AM Christine Bruton Save Fullersburg Woods

Please do not change the zoning and allow dense housing units.

Thank you in advance.

Jody Ann Lowenthal Jared Lowenthal 30 West 57th Street